

# Comments for Planning Application 24/00938/FULLR3

## Application Summary

Application Number: 24/00938/FULLR3

Address: River Foreshore Adjacent To Riverbank House Swan Lane EC4R 3BF

Proposal: Proposed removal/cutting down to bed level of the existing campshed timbers. Removal of gabion baskets and steel tie rods between the existing campshed and anchor posts. Installation of new sloped revetment formed from imported granular fill and rock mattresses. Installation of Rock Bags in the gap that has formed between two of the sheet pile campshed retaining walls at the western end of the site. Reinstatement of the bed level behind the installed rock bags to match the top level of the sheet piles.

Case Officer: Alex Thwaites

## Customer Details

Name: Miss Marie-Louise Plum

Address: [REDACTED] West End Lane London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the proposed plans as I have concerns that the historical and archaeological significance of this site hasn't been adequately considered in the historical report. I would like to see further investigations and careful consideration of this highly significant archaeological site.

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Case Officer: Alex Thwaites

## Customer Details

Name: Ms Monika Buttling-Smith

Address: [REDACTED] London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to this proposal as I believe it will cause damage to a historic stretch of foreshore and bury countless important Roman artefacts.

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Case Officer: Alex Thwaites

## Customer Details

Name: Sherry Babbitt

Address: [REDACTED] Philadelphia

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: As a holder of a Thames Foreshore Permit, I object to going forward with the proposed Swan Lane development without first providing for a comprehensive survey of the site's historical and archaeological significance and deferring this application until the proper consultation and investigation shall be undertaken.

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Case Officer: Alex Thwaites

## Customer Details

Name: Mr Mark Sowden

Address: [REDACTED] Walthamstow London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I regularly visit the foreshore at the proposed site, searching for material evidence of London's past under the conditions of a Port of London Standard Thames foreshore permit. The site has eroded significantly in the past few years revealing a new layer that we believe to be undisturbed Roman foreshore. Evidence that this was foreshore in Roman times rather than 'the middle of the river' as stated in the desktop archaeology report, will significantly change our understanding of Roman London. The area needs to be properly surveyed by archaeologists before any building work begins. I suggest that the archaeologists liaise with the licensed permit holders to do this survey as they have detailed knowledge of the site. Finds from the site are being recorded at the Museum of London and the quantity and quality of finds proves this is a unique and special site for the study of Roman archaeology.

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Case Officer: Alex Thwaites

## Customer Details

Name: Mr Sean Clarke

Address: [REDACTED] Slade Green Erith

## Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The site is of huge historical importance.

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Case Officer: Alex Thwaites

## Customer Details

Name: Mr Jaime Rory Lucy

Address: [REDACTED] Approach Rd London

## Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:FAO Alex Thwaites Ref: PA 24/00938/FULLR3 Swan Lane. Sir I wish to OBJECT to this proposed planning application and suggest it be deferred for further archaeological and historical investigations are undertaken.

I note that In the HA "desk based report"it states

"A review of the available evidence indicates a generally low archaeological potential for the prehistoric, Roman, Medieval, Post Medieval and Modern periods, and a possible palaeoenvironmental potential for the prehistoric periods"

As a member of LAMAS and MOLA trained TDP Foreshore Recording Observation Group member and an active PLA foreshore permit holder. I would like to bring to your attention to the fact that during the past 2 years there have been many SIGNIFICANT Roman and Late Medieval affects discovered in this location recorded on British Musesms PAS database that suggest it has the potential to offer it to be afforded SAM status - with its proximity to recorded and scheduled riverfront locations. Many of the recent artefacts are due to be included and feature of a major Exhibition Curated and Hosted By London Museum Docklands in 2025 . I would like to request you consider to defer this application as it warrants further investigation as to its significance in as an important "Archeological and Historical" landmark and "conditions" are in place to safeguard and record and document all aspects before and during any proposed works.

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Case Officer: Alex Thwaites

## Customer Details

Name: Ms Susan Thompson

Address: [REDACTED] Brentwood

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:FAO Alex Thwaites Ref: PA 24/00938/FULLR3 Swan Lane.

Dear Sir I wish to object to this proposed planning application. Please consider deferring for further archaeological and historical investigations to be undertaken

There have been significant Medieval and Roman finds - I have witnessed them with my own eyes, over the last few months. Many I know from my connections to the Museum of London have been recorded this year. Please check the PAS website or ask the museum for verification.

I am saddened that other opportunities may be missed to record valuable historically important data.

Please reconsider.

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Case Officer: Alex Thwaites

## Customer Details

Name: Mr Gabriel Buttimore

Address: [REDACTED] London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object on the basis that the infilling of the site will significantly damage the archeological record as this is a location that has yielded many significant finds over the years.



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Case Officer: Alex Thwaites

## Customer Details

Name: Charlie Dixon

Address: [REDACTED] London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: As a licensed mudlark with extensive experience in this location, I object to this planning application. This is an important Roman site and countless rare artefacts have come from here and continue to do so.

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Case Officer: Alex Thwaites

## Customer Details

Name: Mr Jack James

Address: [REDACTED] London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: PA24/00938/FULL RE I'm writing to Object to the proposals in relation to works to Swan Lane. I would like to suggest that you defer this application to undertake a more robust report that reflects the Historical importance of this site. With its close proximity to London Bridge on the North Bank of the River Thames and with such levels erosion that I understand in this case is necessary to repair and restore the erosion is quite possibly to level that could be with the level that could be the Roman Strata. Recent artefacts confirmed and recorded by the London Museum are of such significance and quality and number that isn't reflected in the HA report a more up to date report should be undertaken and considered against advice by statutory stake holders and afforded the protections it so richly deserves.

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Case Officer: Alex Thwaites

## Customer Details

Name: Dr Flora Dunster

Address: [REDACTED] London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to this proposal, as it promises to obscure and/or damage a site of great archaeological significance. Numerous Roman and late Medieval artefacts have been found here, many of them recorded with the MoL and included in the forthcoming mudlarking exhibition due to be held at the MoL in 2025.

Please consider deferring this application due to the archaeological importance of the site, and until conditions can be agreed upon so as to protect the fabric of this important part of the foreshore.

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Case Officer: Alex Thwaites

## Customer Details

Name: Ms Amy Holroyd

Address: [REDACTED] Sutton

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Concerns regarding the potential heavy handed covering of the foreshore.

Whilst maintaining the stability of the river walls is obviously paramount, the section of the foreshore listed is a site of archeological interest and importance due to the large numbers of historical finds, particularly Roman, found in the area, many of which are on display on the London Museum or in the process of conservation there. If the above works are completed without due archaeological surveying there runs the risk of a huge loss of historically important finds and information

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Case Officer: Alex Thwaites

## Customer Details

Name: Mr Duncan John

Address: [REDACTED] London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to this plan. I'm a standard foreshore permit holder. Many of us have recovered Roman items from this area that have been recorded with the Museum of London. The indications are that there is much more to learn from continued study here. This plan risks permanently losing a unique archaeological resource. It doesn't seem that the implications have been thoroughly thought-through. The potential regrets are huge.

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Case Officer: Alex Thwaites

## Customer Details

Name: Sam Caethoven

Address: [REDACTED] Bromley

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The proposal threatens to destroy an important site of archeological interest. Myself and other mudlarks have discovered and recorded hundreds of important Roman finds from this location and new finds are regularly made to this day.

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Case Officer: Alex Thwaites

## Customer Details

Name: Mr Liam Sharpe

Address: [REDACTED] Wapping London

## Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Archeological importance and to protect a historic site.

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Case Officer: Alex Thwaites

## Customer Details

Name: Jenny Ridgwell

Address: [REDACTED] London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the destruction of this historical site known as Rome without further research and investigation.



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Case Officer: Alex Thwaites

## Customer Details

Name: Ed Bucknall

Address: [REDACTED] Wapping London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Very important archeological site, in situ not later infill from barge beds created in the 19th century. This needs to be fully investigated and the generic desk top reports do not cover these facts in any way whatsoever. Please refer to items found and discovered over the years at this important site.

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Case Officer: Alex Thwaites

## Customer Details

Name: Ms Amy Sinden

Address: [REDACTED] London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I firmly object to this proposal. This will cause serious harm to a historically important site. I have a standard permit for the Thames foreshore and I have been mudlarking for 2.5 years. I have had 35 objects recorded on the PAS - 2 significant finds from this exact location. One is the ONLY object like this ever found and the only version to be recorded on the Portable Antiquities Scheme (PAS). The area is of great archaeological significance and should be protected not built upon or filled in. There needs to be proper preservation of this area.

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Case Officer: Alex Thwaites

## Customer Details

Name: Ms Gemma Duncan

Address: [REDACTED] London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The Thames foreshore in the proposed area is hugely significant to the archaeological preservation of London's history, dating back to the British-Roman period. Artifacts wash up from the Thames on each tide, and permitted mudlarks, archaeologists and historians collect and preserve these artifacts for future generations to study and appreciate.

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Case Officer: Alex Thwaites

## Customer Details

Name: Suzanne Toman

Address: [REDACTED] Wigan

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Area of archeological interest. Roman heritage in that area.

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Case Officer: Alex Thwaites

## Customer Details

Name: Mrs Maarina Budd

Address: [REDACTED] Tunbridge Wells

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Suggested works from Planning Application detail would cause irreversible damage to the natural fabric and habitats of the foreshore which is significantly historically important and environmentally sensitive.

There are a number of significant historical finds that have been recorded by the Finds Liaison Officer (Stuart Wyatt) from this stretch 'Roman' yielding foreshore which cannot be ignored and once disturbed will be lost forever.

Vast parts of the foreshore and old barge beds have been continually blown out along the course of the banks -both North and South due to the Thames Clippers persistently being used in the river, such Craft were used in Sydney Harbour until they were banned due to the environmentally and ecologically damaged being caused by their wakes tearing the the Harbour bed to shreds, more damage is being caused by them day by day and as a PLA registered Thames Foreshore Permit Holding Mudlark I, plus hundreds more can vouch for seeing this continued destruction along the Thames foreshore.

Until you put a stop to the cause of this damage from continually happening it is pointless trying to haphazardly carrying out 'quick fixes' that have not been properly consulted by the correct authorities which is not solely governed by the Corporation of London who's interest in this is to

put back a walkway down to an intended mooring for a boat to be permanently moored as another unwanted Drinks/Party/Club for which the Corporation of London can claim licences to and have other funds made available to themselves.

This Planning Application is flawed and without the correct consultation from The Crown Estate, The British and London Museums, English Heritage, The Port of London Authority and The Society of Thames Mudlarks, no such consent on this planning permission should be given until there has been a proper consultation by all named parties.

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Case Officer: Alex Thwaites

## Customer Details

Name: Miss Josephine Cook

Address: [REDACTED] Twickenham

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is outrageous to consider destroying such an important archaeological area. Do you have any idea of the amount of artefacts recovered by mudlarks on a daily basis? This is all very suspicious and has drawn a lot of attention

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Case Officer: Alex Thwaites

## Customer Details

Name: Mr Richard Potts

Address: [REDACTED] TWICKENHAM

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Please do not build on the ancient foreshore of Roman Londinium. Too much history will be lost forever. Kind regards Richard



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Case Officer: Alex Thwaites

## Customer Details

Name: Mrs Esther Cook

Address: [REDACTED] Nailstone Nuneaton

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is a site of historical interest and should be protected.

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Case Officer: Alex Thwaites

## Customer Details

Name: Ms Caroline Nunneley

Address: [REDACTED] Brighton

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: Object to the noise, the light pollution and because it's an archaeological site that must be protected. The foreshore is a sensitive ecological and historic site and this would be detrimental to its survival .

# Comments for Planning Application 24/00938/FULLR3

## Application Summary

Application Number: 24/00938/FULLR3

Address: River Foreshore Adjacent To Riverbank House Swan Lane EC4R 3BF

Proposal: Proposed removal/cutting down to bed level of the existing campshed timbers. Removal of gabion baskets and steel tie rods between the existing campshed and anchor posts. Installation of new sloped revetment formed from imported granular fill and rock mattresses. Installation of Rock Bags in the gap that has formed between two of the sheet pile campshed retaining walls at the western end of the site. Reinstatement of the bed level behind the installed rock bags to match the top level of the sheet piles.

Case Officer: Alex Thwaites

## Customer Details

Name: Mrs Billie Bond

Address: [REDACTED] Saxmundham

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Area of archaeological interest

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Case Officer: Alex Thwaites

## Customer Details

Name: Mr Rob Wonnacott

Address: [REDACTED] Teddington

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: It is a sensitive archeological site and should be protected

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Case Officer: Alex Thwaites

## Customer Details

Name: Mr Richard Hemery

Address: [REDACTED] Godalming

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Damage to historic foreshore.

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Case Officer: Alex Thwaites

## Customer Details

Name: Mrs Helen Marsland

Address: [REDACTED] Old Coulsdon

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This area is of significant archaeological importance. Developing on this site would cause a huge loss of artifacts currently being found at this site of the foreshore which are important to understanding London's history and public knowledge.

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Case Officer: Alex Thwaites

## Customer Details

Name: Ms Susan Tomlin

Address: [REDACTED] London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This MUST NOT go ahead. This particular spot is of archeological importance and is a sacred site of Roman and many other historical relics at this area in particular. Doing so would be losing history forever and also damaging the foreshore beyond repair. There is already signs that it is eroding and this will hasten the issue. Please think this through properly. It isn't wanted or needed when there are so many other places for people to enjoy themselves. Please don't ruin the environment. Thank you for your time.

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Case Officer: Alex Thwaites

## Customer Details

Name: Miss J Pearce

Address: [REDACTED] Chiswick London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the destruction of the foreshore and the history in this area.

Items of our history are regularly found by experienced licenced mudlarkers in and around this area.

These important items will be destroyed or lost forever, this would be a real shame.



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Case Officer: Alex Thwaites

## Customer Details

Name: Mr Kevin Cox

Address: [REDACTED] Stanford-le-Hope

## Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Archaeological integrity is too important for development!

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Case Officer: Alex Thwaites

## Customer Details

Name: Mrs Elzbieta Anderson

Address: [REDACTED] Strawberry Hill Twickenham

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The Thames Foreshore here is one of immense archaeological significance regarding the history of London. Numerous ancient artefacts have been found in this location over many years, finds spanning the history of Roman London through to the modern day. Many of these finds are significant enough to have been reported to the Finds Liaison Officer at the London Museum and recorded on the PAS (Portable Antiquities Scheme.) There are still likely to be many more artefacts to be found in this particular area. I find it very concerning that this work is being proposed without archaeological work and assessment being undertaken first, otherwise I fear the overall archaeology of this hugely important area will be lost forever. I would urge everyone concerned to please re-think the way they are approaching this decision. Currently it appears akin to a reckless act of heritage vandalism.

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Case Officer: Alex Thwaites

## Customer Details

Name: Dr Alessio Checconi

Address: Vauxhall London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This proposal is affecting the only area of London where direct evidence of its Roman origin is currently cropping out on the Thames foreshore.

The artefacts that have been retrieved from this area shed light on the life of the first settling community and the proposed works would compromise forever this archaeological site.

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Case Officer: Alex Thwaites

## Customer Details

Name: Miss Lesley McDonnell

Address: [REDACTED] Enfield

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I oppose this because of its historical value.

# Comments for Planning Application 24/00938/FULLR3

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Case Officer: Alex Thwaites

## Customer Details

Name: Mr Angus Stewart

Address: Yoxford Yoxford

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: The area affected by the activities listed in this proposal deeply affect a site of the foreshore that has been given, including in the last year, very important historical artefacts related to founders of the City of London during the first three centuries aC.

Several of these unique artefacts are currently with the Museum of London.

Any activity in that section of the foreshore should be planned in accordance with the necessary measures to preserve this unique archaeological site and keep the current surface accessible and searchable.

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Case Officer: Alex Thwaites

## Customer Details

Name: Miss Claire Russell

Address: [REDACTED] Panxworth Norwich

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Protected archeological site

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Case Officer: Alex Thwaites

## Customer Details

Name: Heidi Daish

Address: [REDACTED] Brighton

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed Swan Lane development needs to be fully investigated as an important site of London's Roman Archaeology.

As a Port of London Standard Thames permit holder, I strongly disagree with the proposed plans. This development will potentially destroy countless important Roman objects. The unrecorded history of Roman London should be protected for future generations.

A detailed investigation of this special site needs to be undertaken.

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Case Officer: Alex Thwaites

## Customer Details

Name: Mr Garry Marsland

Address: [REDACTED] Old Coulsdon

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This is a site of archeological significance and should not be ruined.



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Case Officer: Alex Thwaites

## Customer Details

Name: Ms Shelley Murray

Address: [REDACTED] Farnham

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development. This is clearly an important historical site & archaeological investigative is required.

# Comments for Planning Application 24/00938/FULLR3

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Case Officer: Alex Thwaites

## Customer Details

Name: Mr Jack Engeham

Address: [REDACTED] Bishop's Stortford

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: As a mudlark on the Thames with familiarity with this area of foreshore, I don't believe the correct consideration has been made for the archaeological importance of this stretch in terms of mainly Roman archaeology. Finds from this area are forming the main part of the museum of London's new mudlarking exhibition and the covering up of this area without a formal archaeological intervention would result in the loss of significant archaeology

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Case Officer: Alex Thwaites

## Customer Details

Name: Ms Ellen O'Keeffe

Address: [REDACTED] Richmond upon Thames, London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Should have archaeological investigations before any building works

# Comments for Planning Application 24/00938/FULLR3

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Case Officer: Alex Thwaites

## Customer Details

Name: Miss Agnieszka Targonska

Address: [REDACTED] Sidcup

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Archeological finds from the neighbourhood suggest that this is the area of significant importance. Professional works leading to discover and safe potential Roman and medieval artefacts seems to be obvious necessity in this case. Destroying this place without further investigation would be a huge damage to the national heritage.

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Case Officer: Alex Thwaites

## Customer Details

Name: Mr G Phillips

Address: [REDACTED] Bath

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the planning proposals. The site is wrongly regarded in the generic archeological planning report accompanying the application as one of little historic interest with the spot being always submerged deep in the river. Extensive ancient finds from the site (that have been extensively recorded with Portable Antiquities Scheme) strongly suggest otherwise.

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Case Officer: Alex Thwaites

## Customer Details

Name: Mr Stephen Engeham

Address: [REDACTED] Bishops Stortford

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the proposal. There should first be an independent archeological survey carried out prior to any such action being considered. There are significant Roman finds that continue to be found that are an important part of London's history. Filling in this area would bury the opportunity for further significant finds to be uncovered. These finds are reported on the Portable Antiquities Scheme.

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Case Officer: Alex Thwaites

## Customer Details

Name: Tony Smith

Address: [REDACTED] Walthamstow

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: These are areas of public interest and should be preserved as they are

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Case Officer: Alex Thwaites

## Customer Details

Name: Mr Stuart Picknell

Address: [REDACTED] Picknell Westcliff-on-Sea

## Comment Details

Commenter Type: Other

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

- Other

Comment: This is of huge archaeological interest and must be preserved. The Roman artifacts test have been discovered here are second to none with some only being in recent months.



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Case Officer: Alex Thwaites

## Customer Details

Name: Mr Scott Wescombe

Address: [REDACTED] Rainham Essex Havering, London

## Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Destruction of the foreshore that has great historical significance.

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Case Officer: Alex Thwaites

## Customer Details

Name: Mrs Alison Picknell

Address: [REDACTED] Westcliff

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: As a licenced mudlark I object to this proposal.

A number of significant Roman artefacts have been found on this stretch of the foreshore recently, giving us an invaluable insight into Roman London. Such history would be lost forever if this proposal happens.

From: [REDACTED]  
To: [REDACTED]  
Subject: Fw: Objection to PA/2400938/FULL  
Date: 18 October 2024 13:08:21  
Attachments: [Outlook-Descriptio](#)

---

Hi,

Comments for Planning Application 24/00938/FULLR3

Thanks,

Alex



**Alex Thwaites MRTPI | Principal Planning Officer**  
Environment Department | City of London | Guildhall | London EC2V 7HH  
[REDACTED] | [www.cityoflondon.gov.uk](http://www.cityoflondon.gov.uk)

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From: angela bridge [REDACTED]  
Sent: 18 October 2024 1:06 PM  
To: Thwaites, Alex [REDACTED]  
Subject: Objection to PA/2400938/FULL

[You don't often get email from [REDACTED] Learn why this is important at [REDACTED]

THIS IS AN EXTERNAL EMAIL

Dear Alex,

I am writing to object to and express the concerns I have regarding the above planning application. My main concerns are that the developers are downplaying this site's historical and archaeological significance and potential, and that the methodology of the proposed works and its detrimental impact on a historical site are not being taken into account.

I'm looking to make sure all parties are aware of how important this site is and the best practice and scrutiny is observed in recognising its importance not only to London but the UK and internationally, and "conditions are set in place" to guide any works going forward so opportunities to fully investigate the site are not lost.

Regards,  
Angela Bridge  
[REDACTED]

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Case Officer: Alex Thwaites

## Customer Details

Name: Mrs Gail Howell

Address: [REDACTED] West Dulwich

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:OBJECTION

PA/2400938/FULL

I have been mudlarking for nearly 7 years at this site, and Roman artefacts can be found there. They are recorded with the PLA and contribute to our history. Let us continue to find and record these wonderful finds.

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Case Officer: Alex Thwaites

## Customer Details

Name: Ms Rachel Walters

Address: [REDACTED] Cambridge

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I understand the site is of archeological importance and a proper investigation needs to take place. Unique Roman remains were found here recently

# Comments for Planning Application 24/00938/FULLR3

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Case Officer: Alex Thwaites

## Customer Details

Name: Ms Julie Johns

Address: [REDACTED] Waterbeach Came

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I object to the destruction of a highly valuable area of foreshore in terms of history and archaeological finds.

# Comments for Planning Application 24/00938/FULLR3

## Application Summary

Application Number: 24/00938/FULLR3

Address: River Foreshore Adjacent To Riverbank House Swan Lane EC4R 3BF

Proposal: Proposed removal/cutting down to bed level of the existing campshed timbers. Removal of gabion baskets and steel tie rods between the existing campshed and anchor posts. Installation of new sloped revetment formed from imported granular fill and rock mattresses. Installation of Rock Bags in the gap that has formed between two of the sheet pile campshed retaining walls at the western end of the site. Reinstatement of the bed level behind the installed rock bags to match the top level of the sheet piles.

Case Officer: Alex Thwaites

## Customer Details

Name: Mrs Kerry Hoppett

Address: [REDACTED] TIDWORTH

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Historical site

# Comments for Planning Application 24/00938/FULLR3

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Case Officer: Alex Thwaites

## Customer Details

Name: Mr Howard Sinden

Address: [REDACTED] London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other

Comment: I am a sound designer and I object to this proposal as this will greatly harm an area I have come to understand has significant historical value. As well as obviously the noise pollution my main concern is the area in question has not been rightly or fully assessed. My wife (who owns a standard permit for the foreshore) has found significant artefacts from this area which are currently at the London Museum and will be exhibited early next year to the general public. This proposal would strip any future historically significant artefacts from being uncovered. I strongly object to this.



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Case Officer: Alex Thwaites

## Customer Details

Name: Dr Flora Spiegel

Address: [REDACTED] Orpington

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: This area has significant archaeology (Roman, medieval and postmedieval) which has been inappropriately downplayed in the application and supporting documents. I am concerned that the proposed plan for the works does not adequately protect this sensitive archaeology or allow for it to be excavated properly beforehand.

# Comments for Planning Application 24/00938/FULLR3

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Case Officer: Alex Thwaites

## Customer Details

Name: Dr Lucy Peel

Address: [REDACTED] Leicester

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Erosion along the riverbank at Swan Lane has revealed immense amounts of archaeological information that must be imminently recorded or else will be lost. The current state of the riverbank presents an incredibly unique and world-defining, once in a lifetime opportunity to record and substantially add to the historical record.

Contrary to desk-based suggestions made in this planning application, real-life data provided by finds from Mudlarks provides justification for further study of the riverbank before it is reinforced by methods suitable and agreeable to all stakeholders concerned including licensed Mudlarkers.

Quick fixes are not appropriate given the significant nature of the archaeological remains currently locked within the area.

I object to the current state of the planning application due to the lack of current and real-life data which invalidates any suggestions and proposals made by the applicants. A more detailed consultation must be made before proper consideration is given to this application.

# Comments for Planning Application 24/00938/FULLR3

## Application Summary

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Case Officer: Alex Thwaites

## Customer Details

Name: Mr John Sinden

Address: [REDACTED] Hayling Island

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: I firmly object to this proposal.

This is a very important archaeological site, as evidenced by many recent significant finds, including a unique Roman artefact.

But, if the area is to be covered and lost forever, as a minimum, a full archaeological investigation and survey should be performed beforehand.

# Comments for Planning Application 24/00938/FULLR3

## Application Summary

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Case Officer: Alex Thwaites

## Customer Details

Name: Miss Lucy Sladdin

Address: [REDACTED] London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment: Area of archaeological interest and historical site.

# River Residents Group



Sent by email October 24<sup>th</sup>, 2024  
Alex Thwaites, City of London Planning

Dear Sirs

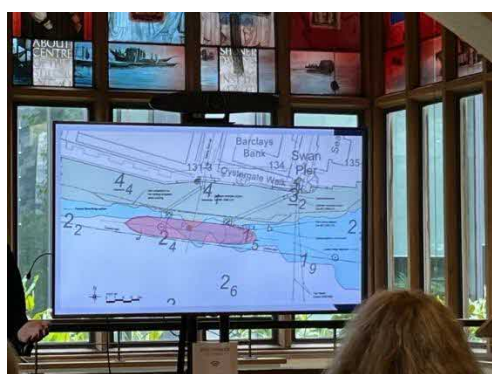
[OBJECTION TO 24/00938/FULLR3](#)

[The River Residents Group](#) (RRG), a community of Londoners living along the Thames in six riparian boroughs, objects to this application as it stands.

We feel that the value of the archaeology on the site has been significantly understated by the applicants. We strongly support all the conditions proposed by Historic England (HE) in their submission of 15.10.24. The RRG also notes that as of today nearly 60 individual objections have been submitted, many by those who know that area of the foreshore extremely well. We support their reservations and concerns.

As these works were evidently *not* triggered by either the Environment Agency or the Port of London Authority, we would like to understand better why they are required at this point and what benefit will ensue from the expenditure involved, especially in view of the risk to archaeology and biodiversity. We would like clarification as to why the works focus only on this small stretch of the foreshore, when damage is also visible close to Cannon St Bridge, for example. The last attempt to revive Swan Lane Pier (2019/20) included repair of this same stretch of campshed alongside work to build a land access, canting brow and a pier for the *Oceandiva*. All those works were at the expense of the commercial applicants and not the City of London as in this case, [as indicated by the site plan](#).

We are aware of the plans of the Honourable Company of Master Mariners (HCMM) to moor an 83-metre barge on the edge of the same stretch of campshed that is under consideration in this application: the HCMM plans were presented to a public meeting organised by the RRG at Southwark Cathedral on 15.7.24, as below.



We wish the Honourable Company well in their plans for a floating Livery Hall and look forward to further consultation with them. But the question arises as to whether the works proposed in this application in fact constitute an effective fragmentation of a larger project that would rightfully require a full consultation of all impacted neighbours including 185 Southwark residents living just 160 metres away – across a river that effectively prolongs and extends noise transmission? What are full implications of these works? Until these questions are answered, we feel that the application is premature.

We also fear that rushing through this application under delegated powers or without further consideration of the bigger picture might put the archaeology and also biodiversity at unnecessary risk.

We note that the Environment Agency (EA) has expressed disappointment in the methodology proposed, on the grounds that it is inimical to biodiversity and habitat gain (also required by the London Plan). In their representation of 17.10.24, the EA states, '*We strongly encourage more ecologically beneficial solutions are explored. The collapse of the existing campshed has created conditions which benefit the intertidal foreshore, including nearby intertidal mudflat, habitat which is listed as a Biodiversity Action Plan (BAP) priority habitat. This habitat is listed as being of 'principal' importance under s41 of the Natural Environment and Rural Communities (NERC) Act 2006.*'

We also note that when similar works were proposed for the same stretch of campshed by the *Oceandiva* consortium in 2019, the EA was in favour of wave booms to minimise erosion. We would like to see this option explored too, and not under the time pressure of a delegated decision.

Meanwhile, we remain concerned about the high level of toxic compounds ('Priority Hazard Substances') including Tributyltin and mercury compounds in the sediment as indicated in the Water Framework Directive Assessment. The applicant makes a point of stating that the works are not specifically to create a mooring for a vessel. However if, once the campshed was repaired, a large vessel were to be moored adjacent to it, not only would a berthing pocket require extensive further dredging but also the vessel itself it could create a continuous scour with the Thames' powerful six metre tides, increasing the risk of the diffusion of these compounds.

## CONCLUSION

The RRG is in favour of a wholesome, well-considered redevelopment of Swan Lane Pier and all necessary flood defence and restoration works. The restoration of the pier is also, of course, policy compliant. This scheme, if approved, needs to be effected via methods that not just preserve but also enhance both the archaeology and ecology of the historic foreshore. Is this application a step along the way to a more impactful development? We would like to see more robust methodology proposed to take into account any potential damage from any works that would be facilitated – further down the line – by this project. As the application currently stands – without a clear explanation of the reasons for and the full implications of the works, without wider consultation and before the exploration of

alternative more eco-friendly and less intrusive construction methods – the RRG supports the concerns raised by HE & EA and therefore objects.

## UPDATES

Should any of the matters above be clarified before an eventual Decision or Committee date, the RRG reserves the right to replace this letter with an updated version.

Kind regards,

Michelle Lovric, Vice-Chair  
River Residents Group.

<https://riverresidentsgroup.co.uk>



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Case Officer: Alex Thwaites

## Customer Details

Name: Mr Tim Miller

Address: [REDACTED] LONDON

## Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

- Other

Comment:FAO Alex Thwaites -

As Chair of the Society of Thames Mudlarks & Antiquarians, I'm writing to object to the proposed planning application on behalf of our 50 members.

We are among the most experienced mudlarks searching the foreshore and have been afforded special privileges by the PLA because of our contribution to the historical record. I have been mudlarking in the Swan Lane area since the early 1980s shortly after the Society was founded and I can confirm that it's one of the richest stretches of foreshore in terms of the artefacts uncovered. Among my personal finds from Swan Lane, is a mint condition gold Roman aureus which has grabbed the attention of the British Museum. There have been an abundance of exciting discoveries made here. It would be an act of historical vandalism if it were to be lost and under the current plans I believe this will be the case. Thank you.