

Application ref: 2024/3869/L
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Ms Ulrike Wahl
Parliament Hill Lido
Gordon House Road
London
Camden
NW5 1LT
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Parliament Hill Lido
Gordon House Road
London
Camden
NW5 1LT**

Proposal:

Repair and underpinning of northeast boundary wall to address structural problems. It is proposed that 5 bays of the wall will be underpinned, and repaired through the use of helibars and repointing. 2 bays are structurally unstable and it is proposed that these will be demolished and rebuild like-for-like on new foundations.

Drawing Nos: Design, Access & Heritage Statement; Structural Assessment Report; Structural Specification; Drawing No. 3-C-40074-1 (Drawing Title: Roof and Coping Repairs Location Plan); Drawing No. 3-C-38178 (Drawing Title: Ground Floor Plan Existing Layout); Drawing No. 231038-CON-XX-ZZ-DR-S-2001 C01 (Drawing Title: REPAIR AND UNDERPINNING DETAILS TO BOUNDARY WALL Sheet 1); Drawing No. 231038-CON-XX-ZZ-DR-S-2002 C01 (Drawing Title: REPAIR AND UNDERPINNING DETAILS TO BOUNDARY WALL SHEET 2); Drawing No. 231038-CON-XX-00-DR-S-1100 C01 (Drawing Title: GENERAL ARRANGEMENT OF UNDERPINNING TO BOUNDARY WALL).

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design, Access & Heritage Statement; Structural Assessment Report; Structural Specification; Drawing No. 3-C-40074-1 (Drawing Title: Roof and Coping Repairs Location Plan); Drawing No. 3-C-38178 (Drawing Title: Ground Floor Plan Existing Layout); Drawing No. 231038-CON-XX-ZZ-DR-S-2001 C01 (Drawing Title: REPAIR AND UNDERPINNING DETAILS TO BOUNDARY WALL Sheet 1); Drawing No. 231038-CON-XX-ZZ-DR-S-2002 C01 (Drawing Title: REPAIR AND UNDERPINNING DETAILS TO BOUNDARY WALL SHEET 2); Drawing No. 231038-CON-XX-00-DR-S-1100 C01 (Drawing Title: GENERAL ARRANGEMENT OF UNDERPINNING TO BOUNDARY WALL).

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent (delegated):

Parliament Hill Fields Lido is located at the southern edge of Hampstead Heath. Originally constructed in 1937-38, the lido consists of a 60 m by 27 m outdoor pool surrounded by concrete terracing and enclosed by brick boundary walls. The site, considered the most sophisticated of the thirteen lidos constructed by the London County Council between 1909 and 1939, was listed Grade II as the best representative example of the rectangular pools enclosed by high walls found in urban locations.

The lido pool and facilities have been refurbished on a number of occasions since construction, the most significant occurring in 2005 when the pool was re-lined with a stainless-steel lining to stop a leakage problem.

In 2014, a section of the northeast boundary wall collapsed following a severe storm, the structural stability of the wall having been compromised by the large fence that had been erected on top of the wall. Following investigations the wall was rebuilt on a like for like basis, and the fencing replaced with a version which would reduce the wind load, and the external ground level raised.

The northeast boundary wall consists of 14 bays of single brick in English bond. In November 2023, the portion of the northeast boundary wall that had not previously collapsed, was inspected as it was leaning and cracking, both within the wall and in the concrete pavement surrounding it. This situation appears to have worsened within the last 12 months. The largest cracks run both vertically over the full height of the wall and horizontally along the base of the wall. The crack pattern and angle of lean indicates that the wall is rotating outwards, with the most severe rotation occurring in the central bays. Two of these bays have rotated to such an extent that they are classified as unstable and will eventually collapse unless action is taken.

- 2 To address the structural issues, a bay-by-bay assessment resulted in the following recommendation to ensure the stability of the wall and retain as much historic fabric and character as possible:

Stable bays would be strengthened and underpinned to ensure continued stability.

Bays which are unstable are to be demolished and rebuilt as the walls are already leaning too much to be reparable in-situ.

Bays C and D are to be dismantled with care to allow for salvage of all reuseable bricks and the wall rebuild on new foundations. Once the new footings have cured, new wall sections will be constructed to match the existing wall. The rebuilt wall will contain as many salvaged bricks as possible. New bricks will be sourced to match the material properties and appearance of the existing bricks. New sections of wall will be constructed with a weak cement mortar to match existing and keyed into the adjacent wall sections. It is noted that the adjacent wall bays may need temporary propping whilst works progress.

Bays A, B, E and F are to be strengthened and the foundations underpinned. Helibar reinforcing bars are to be installed within the mortar bed joints at suitable intervals to remediate the vertical cracks. Failed joints will be racked out using hand tools and repointed to match existing. Underpinning will be by the use of screw piles plus additional pad footing.

The interventions are conceived to be as minimal as possible and maintain the original appearance and design. As a result, the impact of the proposed works will be negligible. Failure to enact the works will present health and safety issues at the Lido, jeopardizing operations and future viability. The repairs are required to give the Lido a sustainable future.

Public consultation was undertaken by way of a site notice and a press notice, but no responses were received. Dartmouth Park CAAC were consulted but chose not to respond. The planning history of the site has been taken into

account when making this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer