

Application ref: 2024/3859/L
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Coles Conservation Architects Ltd.
70 High Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
The Hill Park and Gardens
Inverforth Close
London
Camden
NW3 7EX

Proposal:
Installation of 11 digital structural health monitoring devices which will be temporarily fixed to the fabric of the Hill Garden Pergola.

Drawing Nos: Heritage Statement; Drawing No: SK042 (Drawing Title: Sensor Locations 1-6); Drawing No: SK043 (Drawing Title: Sensor Locations 7-11); Drawing No: SK044 (Drawing Title: Tilt Monitor Visual Impression); Drawing No: SK045 (Drawing Title: Sensor Location 1-5); Drawing No: SK046 (Drawing Title: Sensor Location 6-11); Drawing No: SK047 (Drawing Title: Site Plan); Drawing No: SK048 (Drawing Title: Location Plan).

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:

Heritage Statement; Drawing No: SK042 (Drawing Title: Sensor Locations 1-6); Drawing No: SK043 (Drawing Title: Sensor Locations 7-11); Drawing No: SK044 (Drawing Title: Tilt Monitor Visual Impression); Drawing No: SK045 (Drawing Title: Sensor Location 1-5); Drawing No: SK046 (Drawing Title: Sensor Location 6-11); Drawing No: SK047 (Drawing Title: Site Plan); Drawing No: SK048 (Drawing Title: Location Plan).

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):

The Hill Garden Pergola is situated in the western section of Hampstead Heath. The Pergola is bounded to the east by Inverforth House (formerly Hill House), the principal house on the estate built for Lord Leverhulme in the late C19th and early C20th. To the north are the formal gardens and lily pond (now public), and private houses off Inverforth Close.

The pergola, c.1906-10, was designed by Thomas H Mawson (a noted landscape architect) as part of a garden scheme for Lord Leverhulme at Hill House. The structure is listed Grade II*. The grounds are identified as a 'Garden of Special Historic Interest', as well as 'Metropolitan Open Space'. The site is located within Sub-area 7 of Hampstead Conservation Area.

The structure is currently showing visible evidence of structural movement.

The proposal involves the installation of digital wireless tilt meters and displacement devices at various strategic points on the pergola. These devices will monitor the structural integrity of the pergola by detecting minute movements in the structure, allowing for timely interventions to prevent excessive movement and subsequent damage, and potential health and safety

issue for the public.

It is envisaged that the monitors are to be sited for an unspecified temporary period.

Whilst the works will cause a low level of less than substantial harm to the special interest of the listed building, it is reversible and any damage from the fixings can be readily made good. This is outweighed by the long term heritage benefits for the listed building, as the works will ensure the structural stability of the building is monitored and timely repairs made.

Public consultation was undertaken by way of a site notice and a press notice, but no responses were received. Historic England was consulted, and responded on 30 September 2024, authorising the Council to determine the application as it deemed fit (with the letter stamped by the Secretary of State on 14 October 2024). Hampstead 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.

- 2 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