

Application ref: 2024/4745/HS2
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Date: 20 March 2025

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Mr Kenneth Whittaker
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Dear Sir/Madam

DECISION

High Speed Rail (London - West Midlands) Act 2017

Schedule 18 - Heritage Agreement Approval

Address:

22 Park Village East
London
NW1 7PZ

Proposal:

Heritage Agreement Method Statement for the installation of monitoring instruments to external elevations of building and details of remedial works, in connection with potential ground movement from HS2 tunnelling works.

Drawing Nos: HERITAGE AGREEMENT METHOD STATEMENT HAMS -
MONITORING AND CONSERVATION MANAGEMENT OF GROUND MOVEMENT
DUE TO BELOW GROUND CONSTRUCTION AT 22 PARK VILLAGE EAST - ADP-
ESCT-02 (Document no: 1MC03-SCJ-EV-MST-SS01_SL03-000015)

The Council as the Local Planning Authority & Qualifying Authority within the meaning of the above Act has **granted** permission subject to the following condition(s) and informative(s) listed below:

Condition(s) and Reason(s):

Informative(s):

- 1 Reasons for granting approval:

This application has been submitted by HS2 Ltd under Schedule 18 of the High Speed Rail (London to West Midlands) Act 2017 ("the Act").

Background

Paragraph 2 of Schedule 18 of the Act disapplies controls under the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Building Act") for those listed buildings specified in Table 2 of Schedule 18, specifically with regards to works to maintain or restore their character, or for the affixing of monitoring apparatus. The property the subject of this application, 22 Park Village East, is specifically mentioned in Table 2 of Schedule 18.

The disapplication of the Listed Building Act has the effect of removing the need for listed building consent for works to protect the listed building from adverse effects. Instead, a Heritage Agreement was entered into with HS2 Ltd, the London Borough of Camden and Historic England dated 5th May 2017 ("the Heritage Agreement"), setting out arrangements for the obtaining of approvals for any protective or monitoring works to these buildings that, but for the Act, would normally require listed building consent.

Clause 2.1 of the Heritage Agreement permits HS2 to undertake works to Schedule 18 listed buildings, subject to a Heritage Agreement Method Statement (HAMS). This details the proposed works and is submitted to the local authority for their approval, in consultation with Historic England where required.

The approval of the Council must not be unreasonably withheld, and may be given subject to reasonable amendments or requirements.

Assessment

This submission seeks approval from the London Borough of Camden of the HAMS for the Monitoring and Conservation Management of Ground Movements due to Below-Ground Construction at No 22 Park Village East, a grade II* listed 1820s stucco-faced semi-detached villa designed by John Nash, which is located within the Regent's Park Conservation Area on the western side of the street directly opposite the cutting containing the HS2 railway route north of Euston.

As such, the property is located within the HS2 project zone of influence, as defined by a Phase 2 Ground Movement and Assessment 1mm contour and is at risk of potential structural movements induced by HS2 construction relating to the Euston Tunnel, Euston Cavern, Euston Cavern Shaft and Sprayed Concrete Lining of the Crossover Tunnels. As the property is grade II* listed, it requires a Phase 3 Ground Movement Assessment from Below-Ground Construction (GMA) as set out in HS2 Technical Standard HS2-TN-STD-000-000005.

The building has been assigned a Building Damage Category of 4 (Severe) due to a combination of predicted vertical and horizontal ground movements, differences in the foundations between 22 and 24 Park Village East, and historic ground factors. It is predicted that due to the difference in foundations, 22 Park Village East could drop away from 24 Park Village East, causing

cracks which would harm the appearance of the building and also allow water ingress which would damage its fabric. Because of this, part of the mitigation works will include underpinning works to address the impact of ground movement. Whilst, these are mentioned in the HAMS, the details will come through as a separate application under Schedule 18.

- 2 The submitted method statement details mitigation actions informed by the Phase 3 GMA. As the predicted cracks increase in size, a monitoring system will provide additional data to better understand how the building is responding to the movements induced by the HS2 works. Adverse effects will be minimised by implementing the measures detailed in this HAMS set out in a Detailed Mitigation Design Report, comprising underpinning (details to be submitted separately) and a monitoring-based conservation strategy, with arrangements for remedial repairs and where necessary temporary support to remedy the effects of ground movements due to HS2 tunnelling. Monitoring equipment will be installed to provide readings for regular assessment, with 8 prisms and 11 monitoring bolts fixed to the external facades with holes drilled into the stucco plaster or exposed brickwork mortar joints. These will be small in size, and positioned to minimize their visual impact on the building.

The method statement sets out arrangements for regular visual inspection together with trigger values for notification to the Council and to Historic England. Details for the removal of the equipment and the repair methodology are also provided. The method statement contains a provision for emergency works if the impacts are greater than anticipated, which will be agreed in consultation with the Council and Historic England.

Decision

This application sufficiently meets the requirements of Schedule 18 (Work to Listed Buildings) of the HS2 Act and the Heritage Agreement to warrant approval by the London Borough of Camden.

The scope and content the submitted Heritage Agreement Method Statement demonstrates that appropriate methodologies will be used for installing monitoring equipment, undertaking generic remedial repairs and arranging urgent temporary works during HS2 tunnelling works. As such, procedures are in place to ensure no harm will be caused to the special interest of the grade II* listed building or to the character and appearance of the Regent's Park Conservation Area.

Public consultation was undertaken by means of a site notice and a press notice, and one objection received from a resident. Regent's Park CAAC was consulted, and raised no objection but did raise a number of comments. Historic England was consulted and responded raising no objection. A separate consultation report provides more details on the consultation responses.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer