

# CONSULTATION SUMMARY

## Case reference number(s)

2024/4745/HS2

## Case Officer:

Alan Wito

## Application Address:

22 Park Village East  
London  
NW1 7PZ

## Proposal(s)

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.

## Representations

<b>Consultations:</b>	No. of responses	3	No. of objections	1
			No of comments	2
			No of support	0

## Summary of representations

*(Officer's Response in italics)*

A letter of objection was received following the consultation. The detailed objection raises a number of concerns, which are summarised under four main headings below:

- Questions relating to the accuracy of the ground movement assessment
- Disputing the assessment in the Heritage Agreement Method Statement (HAMS) of the existing condition of the building
- Raising a number of perceived inaccuracies in the historic research into the building, in particular in relation to the extent of war time damage and alterations made to the building
- Perceived inaccuracies regarding the assessment of the significance and setting of the building

### *Officer's Response:*

- *The application is seeking to install the monitoring equipment set out in section 7 and the Appendices of the submitted Heritage Agreement Method Statement, as well as setting out their approach to generic remedial repairs to the historic fabric if they are required. No objection has been received in relation to the proposed installation of*

	<p><i>this monitoring equipment or the method carrying out remedial works.</i></p> <ul style="list-style-type: none"> <li><i>• The objector disagrees with the assessment of the condition of the building in the HAMS. The argument made in the objection that 22 Park Village East is currently stable and would only require monitoring or remedial works if the HS2 works proceed. If the HS2 works do not go ahead no monitoring is required. Camden's response to this point is that it does not have control over whether the HS2 railway will be constructed. Further, monitoring equipment is proposed to be fitted to all the Grade II* listed buildings in Park Village East, even those in a lower Building Damage Category than 22 Park Village East, so it is required under the Ground Movement Assessment. It is considered that the monitoring of movement is important to understand the ground conditions in the event that HS2 does proceed so that these important buildings can be preserved.</i></li> <li><i>• The perceived inaccuracies in the research into war damage and historic alterations rely on both archival documents and the objector's personal knowledge. The documentary sources and published historic information used for the HAMS have been referenced and reviewed and found to be credible. Any perceived inaccuracies in these sources, or their interpretation, cannot be verified, so it is difficult to reconcile conflicting opinions. The information provided by the objector, whilst providing useful additional historic information about the building, does not impact on the assessment of or need for the monitoring prisms.</i></li> <li><i>• Whilst the objector may disagree with the assessment of the significance of the building, the application put forward is only for the installation of the monitoring equipment to the building.</i></li> </ul>
<p><b>Regent's Park CAAC</b></p>	<p>Regent's Park CAAC was consulted and provided the following comments:</p> <ul style="list-style-type: none"> <li>• The Committee acknowledged the careful work involved in the current HAMS application, and welcomed the transparency of the process.</li> </ul> <p>The Committee also raised a number of concerns, as follows:</p> <ul style="list-style-type: none"> <li>• Proposed works of underpinning should be detailed and not excluded from this method statement.</li> <li>• They would expect to see more specific details of what 'Emergency works will be undertaken if predictions are exceeded'.</li> <li>• Concerned that the present Method Statement has been developed without movement data for the rear of the house or within the garden</li> <li>• Monthly visits seem too infrequent. Expect a weekly programme which could be reduced in frequency if not required.</li> <li>• An effective process of feedback to the community, including the RPCAAC, as both investigative and mitigation work, and the tunnelling itself, proceed, is required.</li> </ul> <p><i>Officer's response</i></p> <ul style="list-style-type: none"> <li>• <i>Details of the underpinning will be submitted under a separate</i></li> </ul>

	<p><i>Schedule 18 application</i></p> <ul style="list-style-type: none"> <li><i>• If required, details on any specific Emergency Works will be provided to Camden and Historic England. Camden will encourage engagement with the CAAC on this.</i></li> <li><i>• The proposed monitoring on the north elevation of the building will provide additional baseline data along a transect within the garden, down to the infilled canal, therefore extending the baseline movement data currently available.</i></li> <li><i>• Site inspection at monthly intervals is adequate precaution before or after critical construction activities. The frequency of visual inspections will be reviewed at regular SCSjv Monitoring Review Meetings who will consider baseline data with reference to the Monitoring Trigger Levels during construction. Frequency will reflect the influence of tunnelling activities, and it may be necessary to carry out site inspections weekly or daily for certain periods of critical construction works.</i></li> <li><i>• HS2 already engages with residents and stakeholders in a number of ways. They have advised that they would be willing to have further discussions with the CAAC on how to have effective means of engagement on heritage matters.</i></li> </ul>
<b>Historic England</b>	Historic England was consulted and responded raising no objections to the proposals.
<b>Recommendation: Grant approval of Schedule 18 Application</b>	