

Application ref: 2025/0477/HS2
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Date: 28 April 2025

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Mr Kenneth Whittaker
Xavier House
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Dear Sir/Madam

DECISION

High Speed Rail (London - West Midlands) Act 2017

Schedule 18 - Heritage Agreement Approval

Address:

16 Park Village East
London
NW1 7PX

Proposal:

Heritage Agreement Method Statement for 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 MOVEMENTS
DUE TO BELOW GROUND CONSTRUCTION AT 16 PARK VILLAGE EAST - APD-
ESCT-01 (Document no: 1MC03-SCJ-EV-MST-SS01_SL03-000014)

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. It seeks approval from the London Borough of Camden for the Heritage Agreement Method Statement for the temporary installation of structural monitoring equipment and for necessary repairs to historic fabric prior to, during and following HS2 tunnel construction works. The application property is a grade II* listed building, an 1820s John Nash-designed stucco-faced two-storey detached house in use as a single-family dwelling. The property is located within the Regent's Park Conservation Area on the south-west side of Park Village East opposite the railway cutting for the planned HS2 railway north of Euston.

The application site is included in Schedule 18 (Table 2: Buildings authorised to be altered or extended for heritage or monitoring purposes). More specifically, 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-HS2-TN-STD-000-000005.

This Schedule 18 Heritage Agreement Method Statement (HAMS) application proposes the temporary monitoring of the listed building which will provide data for managing and mitigating the impacts of tunnelling operations during the construction of the HS2 railway. As it is anticipated there will be vertical and horizontal movements of the building structure, ground movement baseline trends will be collected to inform the approach including seasonal movements and local spatial trends. The factors associated with historic changes to the building have been taken into account and consequently identified the risk as Building Damage Category 3 (Moderate).

It is proposed that a primarily manual monitoring system be installed to measure vertical settlement and horizontal displacement although some remote monitoring will be needed if access is not possible. This requires 3D prism targets and tilt meters to be fixed to the external façade of the building to monitor the width of any existing cracks together with crack monitors and laser distometers. Drilling to fix the instruments to the building will be into the plain stucco surfaces with the minimal number of fixings. A conservation (repair) schedule will be prepared prior to the installation of monitoring instruments that will allow for holes to be made good to match adjacent work once the instruments have been removed. If predictions are exceeded, Historic England and the Council will be notified and emergency works undertaken, as per clause 2.7 of the Heritage Agreement dated 5 May 2017.

The site's planning history was taken into account when arriving at this decision.

Public consultation was undertaken by means of a site notice and a press notice, but no responses were received.

Regent's Park CAAC was consulted and raised no objection, but did make a number of comments on the document. A number of these comments related to the wording in parts of the document. Whilst these wording could be revised it would not significantly alter the approach to monitoring the building. In addition the methodology submitted is similar to those already granted in Park Village East and there is no material reason why a stricter approach should be taken for this building.

Historic England and GLAAS were consulted and both responded raising no objection to the proposals.

- 2 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.

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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer