



Historic England

LONDON OFFICE

Ms Seonaid Carr
London Borough of Camden
Town Hall
Argyle Street
London
WC1 8ND

Direct Dial: 020 7973 3763

Our ref: L00481474

29 October 2015

Dear Ms Carr

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015
THE SUMMERHOUSE , KIDDERPORE AVENUE , LONDON , NW3 7SU
Application No 2015/4099/L**

Thank you for your letter of 9 October 2015 notifying us of the application for listed building consent relating to the above site.

These proposals are for the relocating of the Grade II listed Summerhouse at the Kings College London Hampstead Residence as part of a wider redevelopment of the campus. As set out in the supporting information the structure would be carefully dismantled and reinstated within the western courtyard, not far from its current location.

The Summerhouse is currently in very poor condition, and the proposals include the complete refurbishment of the structure in its new location. Providing that the necessary conservation work will be delivered as part of the scheme, we feel that these proposals are justified and any harm caused to the significance of the Summerhouse in its new location would be outweighed by the heritage benefit of its repair (in accordance with Paragraph 134 of the National Planning Policy Framework).

It is therefore crucial that a full methodology for the deconstructing, relocating and conservation of the Summerhouse is provided before any work is undertaken. We therefore recommend a condition is imposed to this effect. We also strongly advise that a phasing plan for the wider scheme is implemented which requires the delivery of the Summerhouse plans at an early stage in the project. This will ensure that the work will be carried out, and prevent the Summerhouse from deteriorating further and being added to our Heritage at Risk Register.

Recommendation

We therefore are minded to direct as to the granting of listed building consent. We enclose the draft letter authorising the granting of consent (draft attached) and have referred the case to National Planning Casework Unit. Subject to the Secretary of



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Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.



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State not directing reference of the application to him, they will return the letter of direction to you. If your authority is minded to grant listed building consent, you will then be able to issue a formal decision. Please send us a copy of your Council's decision notice in due course.

This response relates to listed building matters only. If there are any archaeological implications to the proposals please contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

Yours sincerely



Alasdair Young

Assistant Inspector of Historic Buildings and Areas

E-mail: alsadair.young@HistoricEngland.org.uk

Enc: Draft letter of direction



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**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015**

Direction as to the Granting of Listed Building Consent

**THE SUMMERHOUSE , KIDDERPORE AVENUE , LONDON , NW3 7SU
Application No 2015/4099/L**

Applicant: Montagu Evans (Agent)
Grade of building(s): II
Proposed works: Dismantling, rebuilding and refurbishment works of the Summerhouse, to be relocated to the western boundary.
Drawing numbers: Drawings as approved by the local planning authority
Other Documentation: Other documentation
Date of application: 22 July 2015
Date of referral by Council: 9 October 2015
Date received by Historic England: 9 October 2015
Date referred to CLG: 29 October 2015

If your authority is minded to grant listed building consent for the application referred to in the schedule above, you are hereby directed to attach the condition(s) set out below, in addition to any which your Council is minded to impose.

Your Council is also directed not to approve the matters of detail to be submitted in pursuance of Condition No 1 without first submitting these to and obtaining the approval in writing of Historic England.



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Yours sincerely



Alasdair Young
Assistant Inspector of Historic Buildings and Areas
E-mail: alasdair.young@HistoricEngland.org.uk

NB: This direction is not valid unless appropriately endorsed by the Secretary of State

DRAFT



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Schedule of Conditions

Address: **THE SUMMERHOUSE , KIDDERPORE AVENUE , LONDON , NW3 7SU**

Our refs: L00481474
HE File Reference: LRS

Informative: The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above.

LR4 Conditions List

1. Before any work is undertaken in pursuance of this consent to demolish or to alter by way of partial demolition any part of the building, structural engineers' drawings and a method statement, indicating the proposed method of ensuring the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the Council as local planning authority. The relevant work shall be carried out in accordance with such structural engineers' drawings method statement thus approved.

STANDARD REASONS FOR THE AFOREMENTIONED CONDITION(S)

In order to safeguard the special architectural or historic interest of the building.



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