

Ms Francesca Basso
Martin Ashley Architects
46-48 London Road
Twickenham
Middlesex
TW13RJ

Application Ref: **2016/2570/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

14 July 2016

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
NW3 7EX

Proposal:

Complete removal and replacement of the oak Hill Garden Pergola structure with associated masonry works to provide a sound support. Installation of discrete lead flashings to protect the timber and Portland stone column capitals.

Drawing Nos: 2253-01_00_01i; 2253-01_00_00;
2253-01/00/02; 2253-01/00/09; 2253-01/00/10; 2253-01/00/11; 2253-01/00/12 A;
2253-01/01/02 A; 2253-01/01/03; 2253-01/01/09; 2253-01/01/10;
2253-01/03/01; 2253-01/03/02; 2253-01/03/03; SK 2253-01/08/01 Lead Detail to column capital detail dated 25/04/2016;
2253_01/05/01; 2253-01/05/02; 2253-01/05/03;
2236-01/05/07; Air Dried English Oak Sample.

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 All new work and work of making good shall be carried out to match the original 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 No demolition shall take place until a written scheme of historic building investigation (WSI) has been submitted to and approved by the local planning authority in writing. For buildings that are included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Informative(s):

- 1 Reasons for granting listed building consent:

The works propose to replace the existing oak structure of the grade II* Hill Garden Pergola as well as reinstate the oak batons atop the replacement oak structure and associated masonry repairs.

The existing oak appears to be the original early 20th century fabric installed when

the pergola was constructed. In the intervening years the oak batons atop the structure have been removed and decorative secondary joists ends lost. Most of the primary oak joists have been repaired and the dove tail joints failed and have been strengthened with iron bolts. The oak has also suffered from natural weathering and has now reached the end of its useful life.

The proposal would replace the oak structure; reinstate the batons as well as the decorative joists ends which have been lost; and rebuild the structure in a like for like manner making necessary repairs to the masonry and structure as necessary. The repair to the structure would be carried out in a scholarly manner using appropriate air dried English oak.

The proposed works would preserve the special interest of the listed structure and allow its long term rehabilitation in a manner commensurate with its special interest.

The site's planning history was taken into account when coming to this decision. A site notice and press notice were posted, but no consultation responses were received. Historic England recommended the application be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Special regard has been attached to the desirability of preserving the special interest of the listed building under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

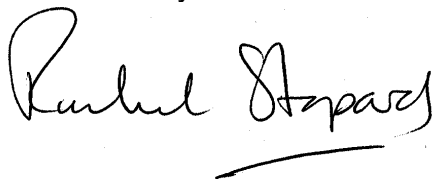
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2015, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 The written scheme of investigation shall be prepared and implemented by a suitably professionally accredited heritage practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard

Executive Director Supporting Communities

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