

Application ref: 2022/5555/L
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Date: 28 March 2023

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Guy Roberts Architect
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
2 Park Village East
London
NW1 7PX

Proposal:

Installation of replacement timber gates to the boundary, replacement of granite setts with gravel to the parking area and construction of new patio areas and retaining walls

Drawing Nos: 283.01 (Rev 6.1), 283.02 (Rev 6.1), 283.03 (Rev 6.1), 283.04 (Rev 6.1), 283.05 (Rev 6.1), 283.06 (Rev 6.1), 283.07 (Rev 6.1), 283.08 (Rev 6.1), 283.09 (Rev 6.1), 283.25 (Rev 7.1), Location Plan PA_101, Block Plan PA 102, PA 103, 8200771/4101, Heritage Statement (0237A) (May 2022), Material Schedules document

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 283.01 (Rev 6.1), 283.02 (Rev 6.1), 283.03 (Rev

6.1), 283.04 (Rev 6.1), 283.05 (Rev 6.1), 283.06 (Rev 6.1), 283.07 (Rev 6.1), 283.08 (Rev 6.1), 283.09 (Rev 6.1), 283.25 (Rev 7.1), Location Plan PA_101, Block Plan PA 102, PA 103, 8200771/4101, Heritage Statement (0237A) (May 2022), Arboricultural Report (AR/91320) (April 2021), Material Schedules document

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent-

2 Park Village East, as with all its neighbouring villas in this street, is a Grade II* listed building.

The works include the replacement of timber gates to the boundary on a like-for-like basis, replacement of granite setts with free-draining gravel to the parking area, removal of 5 trees (one of which is dead), and new hard and soft landscaping works including construction of new patio areas and retaining walls.

The works are considered to preserve the appearance and setting of the listed building. There is no demolition of historically significant fabric and the works of landscaping are modest and of a design and materials which are sympathetic to the setting of the listed building. The existing gates are comparatively modern and are to be replaced like-for-like which means the impact of the alterations would be minimal.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

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 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer