

Relating to:

Planning and Heritage Statement

At:

4 Park Village East, London, NW1 7PX

PLANNING AND HERITAGE STATEMENT

CONTENTS

1.0 Introduction.....3

2.0 Application Site.....4

3.0 Planning History.....6

4.0 The Proposed Development.....8

5.0 Planning and Heritage Considerations.....9

6.0 Conclusion.....13

1.0 INTRODUCTION

- 1.1 This Planning and Heritage Statement has been prepared by Carter Jonas on behalf of High Speed 2 (HS2) Ltd to accompany a full planning and Listed Building Consent application for development described as:
- 'Installation of temporary vented boards to fireplace chimney throats; replacement of kitchen units and appliances; replacement and repair of garden paving; installation of additional stair spindles to basement stairs' at 4 Park Village East."
- 1.2 This Statement establishes the context of the site within the wider locality; outlines the background/planning history for the site; the historic context, justifies the principle of development; and assesses the proposed development in relation to its adherence to various relevant adopted national and local planning policies.
- 1.3 The planning application submission documentation includes:
- Covering Letter
 - Full Planning and Listed Building Consent Application Form
 - Fee (to be paid separately by the applicant)
 - Drawings and Plans (Prepared by Lambert Smith Hampton and adapted by Carter Jonas following feedback from previous application.)

2.0 APPLICATION SITE

Site and Surroundings

- 2.1 The Site is located on Park Village East in close proximity to Regent's Park. The site comprises of a 3 storey 4 bedroom residential dwelling with a rear garden.



Figure 1: Site Location Plan

- 2.2 The building heights adjacent to the site range from 1-3 storeys. The use of the surrounding area is mainly residential.
- 2.3 The Public Transport Accessibility Level (PTAL) across the Site has been calculated as Level 5 (very good) when measured on a scale of 0 (very poor) to 6b (excellent access).
- 2.4 The Environment Agency's (EA) 'Flood Map for Planning' shows that the Site falls wholly within Flood Zone 1 and is therefore at low risk of flooding.

Historic Context

- 2.5 The Site is located within the Regent's Park Conservation Area and is Grade II* listed, as part of the group listing for Nos. 2-16, 22-34, 36A and 36B Park Village East.
- 2.6 As outlined in the adopted Regent's Park Conservation Appraisal, the Park Villages are a distinct and distinctive part of John Nash's wider scheme for Regent's Park. They are of a different form and layout from the other areas of the Park. The Park Villages comprise of a mix of villas, paired houses, and groups of smaller terraced houses, their design ranges from 'Italianate' to gothic. The buildings are unified by the setting, a picturesque landscape which largely survives. The balance of building to landscape is often visible in views between buildings and across intriguing sight lines and is a fundamental element in the special character of the Park Villages.

2.7 The Historic England History states that the listing is:

“Street of 12 semi-detached and 4 detached, related villas. 1825-36. Designed and laid out by John Nash and his assistants. For the Commissioners of Woods, Forests and Land Revenues. Picturesque series of 2 and 3 storey stucco detached villas of varying styles. EXTERIOR: Nos 2 & 4: stucco with slate roofs and dormers. Pair in Tudor-Gothic style. 2 storeys and attics. Symmetrical facade of 3 windows flanked by projecting wings containing chimney breasts with polygonal stacks fronting the road and slit windows. No.2, stucco porch with trellis and pointed window with stained glass; No.4, trellis porch to part-glazed door. Square-headed windows with 2 pointed lights (No.2 with much stained glass) and hood moulds. Deeply projecting eaves. Gables with half-hipped roofs and finials. Right-hand return to No.2 with bay window rising through ground and 1st floor and to right a large bowed bay with cast-iron veranda and 3 square-headed windows with pointed lights to ground and 1st floor. Conical roof with dormer. No.4 garden front with octagonal tower having crenelated parapet and lead ogee roof with ball finial. SUBSIDIARY FEATURES: attached cast-iron railings, No.2 with wrought-iron candelabra lamp supported by 4 griffin type creatures at entrance. Nos 6 & 8: stucco with plain stucco bands at floor levels and central bays with stucco quoins. Transverse pitched and slated roofs with deep eaves and enriched slab chimney-stacks. Symmetrical pair in Italianate or Swiss style. 3 storeys 3 windows centre and 2 storey 1 window entrance wings, slightly recessed. Entrances on returns in wooden trellis porches. Square-headed casements; ground floor with cast-iron balconies, central 1st floor window blind. 2nd floor with blind arcade of 5 arches, the 2 outer ones pierced for windows. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials. Nos 10 & 12: stucco with low pitched hipped and slated roofs with bracketed eaves and eaves valances. Enriched chimney-stacks. Symmetrical pair in Regency style. 2 storeys and semi-basement, 2 windows centre and 1 window recessed entrance wings. Wooden trellis porches to panelled doors with sidelights and overlights. Tripartite sashes over. Central block with tripartite sashes; 1st floor with lugs to sills. SUBSIDIARY FEATURES: attached cast-iron railings to areas. No.14: detached villa. Stucco with slated pitched roof and deeply projecting, bracketed eaves. Tall rectangular chimney-stacks, set diagonally, on end walls. 2 storeys 3 windows with 2 storey 1 window extension to north and single storey 1 window gabled extension to south. Central stucco entrance portico with panelled double wooden doors, segmental-headed fanlight, entablature and blocking course. 4 centred arched casements to ground and upper floors. Single-storey later extension on left, two-storey extension on right. No.16: detached villa.

Stucco with slated pitched roof having boxed out eaves. 2 storeys 3 window centre with 1 window recessed wing to north and single storey porch extension to south. Square-headed, architraved doorway with wooden panelled door, overlight and bracketed cornice over. Cornice and blocking course to extension. Central block with plain stucco 1st floor sill band. Architraved sashes to all floors. SUBSIDIARY FEATURES: attached cast-iron railings on low brick wall. Nos 22 & 24 (Sussex Cottage and Albany Cottage): pair of villas. Rusticated stucco with plain stucco 1st floor band and 1st floor window bays. Low pitched slated roof with deeply projecting bracketed eaves; gables on front and south elevations forming pediments. Centrally positioned large slab chimney-stack. 2 storeys 4 windows. No.22, side entrance in porch; No.24, front porch, both with panelled wooden doors and fanlights. Tripartite ground floor sashes. Names of cottages inscribed on 1st floor band. Architraved sashes to 1st floor. Front pediment with blind oculus in tympanum. Left-hand return with blind lunette in tympanum and tripartite 1st floor window. Nos 26 & 28 (Piercefield Cottage and Wyndcliff Cottage): stucco with low pitched, slated roof with deeply projecting bracketed eaves. Centrally positioned large slab chimney-stack, either side of which are flat roofed, slated penthouse additions. Pair in classic style. 2 storeys and attics. 2 window centre and single window projecting staircase wings. Entrances in pedimented porches on returns; panelled wooden doors and fanlights. Wings with round-headed, architraved windows (margin glazing) in shallow, round-arched architraved recesses (inscribed with names of cottages) with balustraded projections. Entablature at impost level continuing across the recessed front to form a shallow loggia with trellis piers. Tripartite sashes to ground and 1st floors. No.30: detached villa. Stucco. 2 storeys 3 windows. Architraved, round-arched ground floor openings linked by moulded bands at impost level. Central doorway with wooden panelled door and radial fanlight. Sashes with margin glazing. 1st floor, architraved sashes. Cornice and blocking course. Prominent chimney-stacks on end walls. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials. Nos 32 & 34: stucco with pitched slated roofs with projecting eaves. Centrally positioned slab chimney-stack. Double fronted pair with gabled 4 window centre and recessed 1 window wings with entrances. 3 storey centre. Architraved doorways with bracketed cornices; fanlights and wooden panelled doors. Plain stucco 1st floor sill band. Architraved casements; 2nd floor, round-arched. Nos 36A & 36B: detached villa. Stucco with slated pitched roof and gables over 3 1st floor windows and 1st floor windows on right hand return. 2 storeys 4 windows. Octagonal, 3 storey wing overlooking garden. Asymmetrically placed entrance of panelled door with overlight. Ground floor windows, square-headed 4-pane sashes (left hand blind). To right, a chimney breast rising from ground floor. Plain stucco band at 1st floor level. 3 pointed arch 4-pane sashes under gables with scalloped wooden bargeboards and pointed finials. INTERIORS: not inspected. HISTORICAL NOTE: Park Village East and West (qv) were first sketched out by John Nash in 1823 as developments of small independent houses at the edge of Regent's Park. They had great influence on the development of the Victorian middle-class suburb. Both villages originally backed on to the Cumberland Basin arm of the Regent's Canal, constructed 1813-16 to service Cumberland Market; filled in 1942-3. East side of street demolished when the railway cutting was widened c1900-6. The original Nos 18 & 20 were demolished following damage in World War II. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: -1949: 156-8; Saunders A: Regent's Park: -1969; Tyack G: Sir James Pennethorne: -1993: 24-27).”

3.0 PLANNING HISTORY

3.1 A review of London Borough of Camden's online planning history database has been undertaken and is detailed below [works to trees has been excluded]:

3.1.1 **Reference:**

2021/1467/L

Description:

Internal refurbishment which includes removal of gas fires; replacement of kitchen units; replacement of second floor bathroom fixtures. External refurbishment which includes replacement of garden paving; installation of new balustrading and railings for garden steps; Repairs to balustrading at ground floor level and to timber boxing and rainwater gutter.

Decision: Refused

Reason for refusal:

There are two aspects of this proposal that are considered would result in harm to the significance of the listed building as well as the character and appearance of the Regent's Park conservation area. The first is the proposed introduction of railings which appear to hem the building in and separate it from the landscape. The gardens within the Park Villages are an essential part of the overall design, with the informal soft landscape a key to the Picturesque design which was one of John Nash's acknowledged major contributions. The combination of landscape and villas is of major significance and is specifically recognized in the Regent's Park Conservation Area Appraisal and Management Strategy (2011), which on page 20 states: The buildings are unified by the setting, a picturesque landscape which largely survives. The balance of building to landscape is often visible in views between buildings and across intriguing sight lines and is a fundamental element in the special character of the Park Villages. The setting of the buildings within the landscape is a fundamental element in the special character of the Park Villages. The introduction of railings, as proposed here, is deeply harmful to the informal Picturesque landscape itself and to the setting of the Listed Building. It would neither preserve nor enhance the character and appearance of the conservation area. Concerns over safety and security are acknowledged but an alternative approach need be considered which is visually less harsh and more in-character with the Picturesque.

The other aspect of the proposal that cannot be supported in the boarding-up of fireplaces on the lower ground, ground and second floors. The presence and location of fireplaces is part of the design and layout of the property and of historic architectural significance.

The replacement of relatively modern units and fittings is not opposed, and the undertaking of repair and maintenance is positively supported.

It is considered the proposed changes would result in cumulative harm that is considered to amount to less than substantial harm to the significance of the building which is not outweighed by public benefit (NPPF, statement 202). This proposal is also considered contrary to policy D2.

3.1.2 **Reference:**

2018/4478/L

Description:

Installation of temporary internal glazing to nine windows in the front, side and rear elevations for noise mitigation during construction of the HS2 railway.

Decision: Granted

4.0 THE PROPOSED DEVELOPMENT

4.1 This section provides more details regarding the proposals. The proposed works that relate to each part of the site are outlined below.

LOWER GROUND FLOOR

- Install additional stair spindles between the existing spindles on the original staircase to ensure the gaps are less than 100mm. Stair spindles will be like-for-like.
- Install temporary vented board to inside of chimney throat.
- Remove existing kitchen unit and appliances and install new units and appliances.

GROUND FLOOR

- Install temporary vented board to inside of chimney throat.

SECOND FLOOR

- Install temporary vented board to inside of chimney throat.

GARDEN

- Replace and repair cracked and damaged paving slabs within rear garden on a like for like basis.

5.0 PLANNING AND HERITAGE CONSIDERATIONS

Development Plan

5.1 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the Development Plan in force for the area is:

- The London Plan (2021)
- Camden Local Plan (2017)

5.2 The following are also material considerations:

- The National Planning Policy Framework (as revised December 2023);
- National Planning Policy Guidance;

5.3 Given the limited scale of this development, London Plan policies are not considered to be relevant to the determination of this application.

Policy Assessment

5.4 The proposed amendments are minor external and internal alterations to the existing building. The key Local Plan policies for the assessment of the proposals are policy D1 (Design) and policy D2 (Heritage).

5.5 Local Plan policy D1 (Design) states that the Council will seek to secure high quality design in development. The policy requires proposals to respect the local context and character, preserve or enhance the historic environment and heritage assets.

5.6 Local Plan policy D2 (Heritage) outlines that the Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings. The policy also outlines that proposals within Conservation areas are required to preserve or, where possible, enhance the character or appearance of the area; resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a Conservation Area; and preserve trees and garden spaces which contribute to the character and appearance of a conservation area.

5.7 Regarding Listed Buildings, the policy requires the proposals to resist the total or substantial demolition of a listed building; resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and resist development that would cause harm to significance of a listed building through an effect on its setting.

Fireplaces

5.8 As outlined in section 4 of this report it is proposed that vented boards are to be installed within the chimney throats of the fireplaces. Following reason for refusal of a previous application, the gas fires will remain in situ and will be capped off, allowing them to be reinstated in the future if an occupier wishes to do so. The vented board will be painted black and concealed from view and placed upon small batons which will be installed using minimal screw fixings within the chimney throat. This will allow flexibility in future for them to be removed should the gas fires be reinstated, causing minimal to no damage to the inside of the chimney breast. The proposed works have sought to respect the historic design, layout and character of the listed building and will not harm the special character of the listed building; this will therefore have no impact on the Conservation Area as the works are internal. The proposed works are therefore considered to comply with the Local Policies D1 and D2.

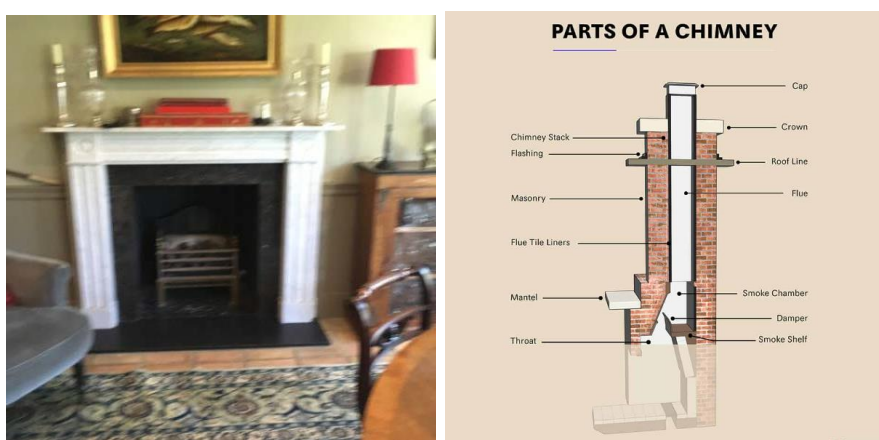


Figure 2: Photo of existing fireplace and diagraph showing the location of chimney throat (Source: google images).

Kitchen

5.9 The proposals include the replacement of the existing kitchen unit and appliances at lower ground floor level. The units and appliances will be updated with Howdens Kitchen Units in order to bring the fixtures and appliances up to modern standards. The general layout of the kitchen will remain the same and therefore the proposed amendments will have little impact on the historic character of the building compared with the existing layout. The proposed kitchen details are outlined in drawing number 006 (Kitchen Layout As Proposed). Due care has been given to the kitchen design in order to ensure that the character of the listed building is preserved and such the proposed amendments to the kitchen align with Local Plan Policies D1 and D2.



Figure 3: Existing kitchen units



Figure 4: An example of Howdens Kitchen units

Basement Staircase

5.10 The proposals include installation of additional spindles, which will match the existing spindles on a like for like basis in terms of materiality, size and dimension. The installation of additional stair spindles will ensure that the gaps between the spindles are less than 100mm, in line with building regulation safety requirements (Approved Document K). The proposals bring the staircase in line with modern safety standard whilst also ensuring that the character of the listed building is preserved. It is therefore considered that the proposals comply with Camden's Local Plan policies.

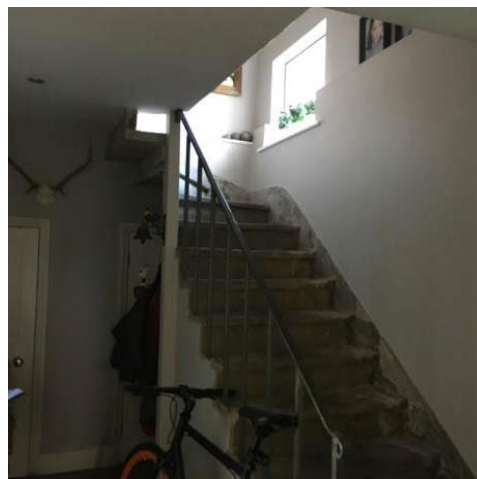


Figure 5: Existing stair spindles with spacing greater than 100mm apart.

Garden

- 5.11 The proposals include the replacement and repair of the cracked and damaged paving slabs within the rear garden on a like for like basis. This will improve and maintain the appearance of the garden and as such improve the setting of the heritage asset, which in turn will contribute to preserving the character and setting of both the listed building and the wider Conservation Area. The proposals therefore comply with policies D1 and D2 of the Local Plan.



Figure 6: Cracking and damage to paving in need of repair and replacement.

6.0 CONCLUSION

- 6.1 This Planning and listed building application seeks consent for:
- “Installation of temporary vented boards to fireplace chimney throats; replacement of kitchen units and appliances; replacement and repair of garden paving; installation of additional stair spindles to basement stairs” at 4 Park Village East.
- 6.2 The proposals have sought to update a number of fixtures and features to improve the habitability and safety of the property. The proposals are considered to be sensitively designed and seek to preserve the character and setting of both the listed building and the wider Regent’s Park Conservation Area.
- 6.3 For the reasons set out above, the proposed scheme is considered to accord with the policies of the Camden Local Plan.

