

Application ref: 2024/1285/L  
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Date: 17 June 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE

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Carter Jonas  
One Chapel Place  
London  
W1G 0BG

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**4 Park Village East  
London  
NW1 7PX**

Proposal:

Various minor internal and external works consisting of installation of temporary vented boards to fireplace chimney throats, replacement of kitchen units and appliances, and replacement and repair of paving in rear garden.

Drawing Nos: Site Location Plan; 001 - Block Plan; 002 - Existing Lower Ground & Ground Floor Plans; 003 - Existing First, Second & Third Floor Plans; 004 - Proposed Lower Ground & Ground Floor Plans; 005 - Proposed First, Second & Third Floor Plans; 006 - Proposed Kitchen Layout Drawings; 008 - Existing & Proposed Fireplace Elevations & Cross Section of Fireplace; Design and Access & Heritage Statement.

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:

Site Location Plan; 001 - Block Plan; 002 - Existing Lower Ground & Ground Floor Plans; 003 - Existing First, Second & Third Floor Plans; 004 - Proposed Lower Ground & Ground Floor Plans; 005 - Proposed First, Second & Third Floor Plans; 006 - Proposed Kitchen Layout Drawings; 008 - Existing & Proposed Fireplace Elevations & Cross Section of Fireplace; Design and Access & Heritage Statement.

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.

- 4 Notwithstanding the approved drawings, this approval does not grant listed building consent for alterations to the basement to ground-floor internal staircase, namely the installation of additional spindles to the stair balustrade.

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.

- 5 All replacement garden paviours shall be from a natural stone source and specified to match the existing in terms of colour, texture, profile and dimensions.

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 listed building consent:

The application property is a grade II\* listed single family dwelling situated on the west side of Park Village East at its northern end, within the Regent's Park Conservation Area. The property is one of a picturesque series of twelve stucco-faced villas of varying styles dating from 1825-36, which were designed and laid out by John Nash and his assistants for the Commissioners of Woods, Forests and Land Revenues. The house is semi-detached and of two principal storeys with attic and basement accommodation, and is set within generous grounds. A few metres to the east is the West Coast Main Line railway cutting, which forms part of the proposed route of the High Speed 2 railway.

This application seeks approval for various internal and external works comprising the installation of temporary vented boards to fireplace chimney throats in basement, ground and second floor rooms, the replacement of kitchen units and appliances in the basement kitchen utilising existing services, and the replacement and repair of paving within the rear garden to match existing.

It is considered the proposed works are of a minor and reversible nature and will have a neutral impact on the property, causing no harm to its special interest as a grade II\* listed building or to the character and appearance of the conservation area.

Public consultation was undertaken for this application by means of a press notice and a site notice, whereby no responses were received. Regent's Park CAAC was consulted and commented on the application on 06 June 2024, raising no objection on the basis that there is a proviso guaranteeing regular cleaning and maintenance of the boards covering the fireplaces to prevent build-up of debris and that the new garden paving fully matches the existing. Historic England was consulted and responded on 20 May 2024, authorising the Council to determine the application as it sees fit, with a stamped version issued on behalf of the Secretary of State on 03 June 2024. The site's planning history was taken into account when arriving at this decision.

Special regard has been attached to the desirability of preserving the listed building 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 (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You are advised to regularly clean and maintain the boards to be installed in the fireplace chimney throats to prevent the build-up of debris.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

- 6 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 7 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 8 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer