

No. 10 Park Village West, London NW1 4AE

**Heritage Statement
For
Ms Elisabeth Krohn**

August 2024

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Executive Summary

This Heritage Statement has been written by Spurstone Heritage Ltd to support a planning and listed building consent application for works to No. 10 Park Village West, a Grade II* listed house in the Regent's Park Conservation Area in the London Borough of Camden.

The principal works and objectives of the project are to replace the existing conservatory at No. 10 Park Village West, renew services, replace all modern fittings and decorative features and redecorate throughout the house.

The significance of the parts of the site that are affected by the proposals may be summarised as:

High significance: the external elevations of the main house; the historic plan form and proportions of the principal rooms on the ground floor; staircases at all levels; surviving historic interior decoration in north-east dining room (RG06); the contribution to urban design and townscape of the planned picturesque suburb setting.

Moderate significance: the historic plan form where it survives; early alterations to plan form (window bays).

Low significance: Nothing noted.

Neutral significance: the conservatory; railings to lightwells; changes to plan form on basement and first floors; modern fitted joinery; kitchen and bathroom installations.

Detracts from significance: Nothing noted.

The scheme has been designed after careful study of the history of the house, site investigations to determine the age of the existing fabric, and a full understanding of the relative significance of the different parts of the Site. The proposals have been refined with the benefit of pre-application advice from LB Camden.

The proposals for the exterior and interior of the listed building would sustain, enhance and better reveal the significance of the heritage asset. The heritage impact assessment in Section 5 shows that the impact of the proposals on the significance of the listed building would be beneficial.

The proposals are in accordance with the relevant national and local policies for the protection of the historic environment. It is therefore requested that the application be approved.

1. Introduction

- 1.1 This Heritage Statement has been written to support planning and listed building consent applications to replace the existing conservatory at No. 10 Park Village West, renew services, replace all modern fittings and decorative features and redecorate throughout the house. It should be read in conjunction with the drawings by Simon Morray-Jones Architects.
- 1.2 The house is listed at Grade II* as part of the group Nos. 1–8, 10–14 and 17–19 (consecutive) Park Village West, and attached railings. It is in the Regent’s Park Conservation Area in the London Borough of Camden (LBC). The listed buildings and conservation area are designated heritage assets.
- 1.3 Most of the other houses in Park Village West are also listed, and therefore the Site forms part of the setting of those designated heritage assets.

Methodology and structure of the report

- 1.4 The information for this Assessment was acquired through desk-based research, investigation of microfiche records in LBC Local Studies Collection, a site visit (6 June 2023) and discussion with the Architect.
- 1.5 This introduction is followed (in Section 2) by description of the Site. Section 3 contains a brief history of the Site and Section 4 an assessment of its significance based on the definitions of significance in the National Planning Policy Framework December 2023 (the NPPF) and Historic England’s *Conservation Principles* (HE, 2008; consultation draft 2017). This provides the basis for the impact assessment in Section 4, which takes into account the advice in the online National Planning Practice Guidance (NPPG) and pre-application advice provided by LBC officers. The Section concludes by assessing the impact of the proposals in light of the relevant policies in the NPPF and the Local Plan (LBC 2017). Section 5 lists sources consulted. Appendix A is the statutory list entry and the planning policy context is summarised in Appendix B.

Constraints and limitations

- 1.6 The Historic Environment Report (HER) has not been consulted, as this Statement does not deal with below-ground archaeology, the Site is not within an Archaeological Priority area, and information about the relevant heritage designations has been obtained from other sources.
- 1.7 The information in this Statement is based on the research described above, understanding of the Site acquired on the site visit, and drawings supplied. Further research or site investigations may bring to light new information or evidence that may require the assessments or conclusions in this Assessment to be revised or amended.

2. The Site



Fig 1. The Site

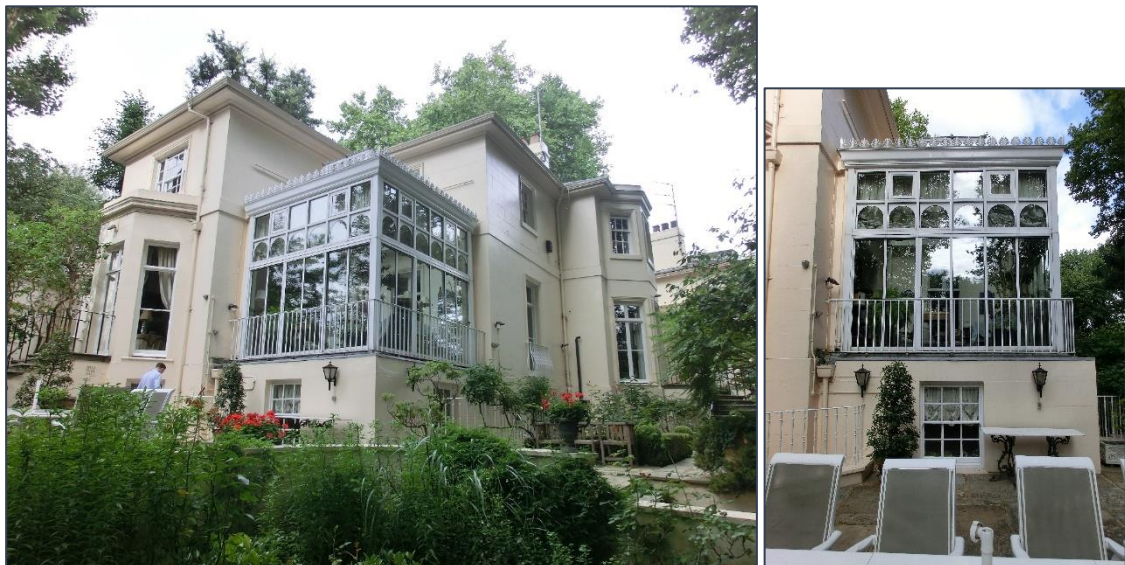


Fig 2. The urban context, approximate Site circled

- 2.1 Park Village West is an irregular U-shaped street west of Albany Street in Camden. No. 10 is a detached house on the east side, set in a large garden bounded to north and south by the neighbouring houses, Nos. 11 and 8 respectively. The west (front) boundary is the roadway. The east (rear) boundary is shared with the back gardens of Nash House and No. 22 Park Village East (Fig 1). The approximate centre of the site is at Grid Reference TQ 28742 83360.
- 2.2 The Park Villages form a discrete, low-density residential development between the Regent's Canal and railway line into Euston to the east, and the large Nash terrace Gloucester Gate, its mews and the large public open space of Regent's Park to the west (Fig 2).



Figs 3 and 4 (L–R): No. 10 Park Village West from the south-west; the front entrance



Figs 5 and 6(L–R): No. 10 from the south-east; detail of the conservatory

- 2.3 The house, described in *The Survey of London* as ‘a conventional design’ is in Italianate style. It has an irregular, basically L-shaped plan, a low-pitched hipped roof with slate slopes and deep overhanging eaves, and partial lightwells on all sides (Fig 3). The front has a projecting porch with steps up to the front door (Fig 4), and sash windows with deep reveals and minimal mouldings to the left of the entrance. The wall to the right of the entrance is blind, with a subtly projecting chimney stack. There is a canted window bay at basement and ground floor on the south elevation, and another at all levels on the east elevation (Fig 5).
- 2.4 The exterior of the house is finished in stucco, lightly incised to suggest finely jointed ashlar masonry, and painted cream. A plat band at first-floor level is interrupted only at the south bay, where it becomes a projecting moulded cornice. The semi-concealed basement contains low-status service uses; reception rooms on the ground floor are indicated by taller rooms and larger windows. The first floor, with lower ceilings and smaller windows, contains bedrooms.
- 2.5 A conservatory stands in the angle between the two wings on a platform provided by an earlier extension to the basement (Fig 6). This was added by the previous owners in 1982.



Figs 7 and 8 (L–R): the garden is ringed with mature trees; looking east into the dell

- 2.6 The house is set within a large garden (Fig 7). External stairs connect the window bays to a terrace that wraps around the south and east sides, beyond which a carefully tended lawn and planted borders give way to a wooded dell that descends steeply to the east (Fig 8). This drop was created in about 1812 as a cutting for the Regent’s Canal and was filled-in, reportedly to prevent its providing a landmark for enemy aircraft, in 1942–3. Dense planting of trees and shrubs provides privacy and a green backdrop to the house.
- 2.7 No. 10 is one of 16 stucco villas in Park Village West, which with Park Village East constitutes a model picturesque suburb, a satellite to the grand villas and terraces of Regent’s Park. It is within the Regent’s Park Conservation Area; the individual houses and the street as a whole make a strong positive contribution to the character and appearance of the conservation area.

3. History

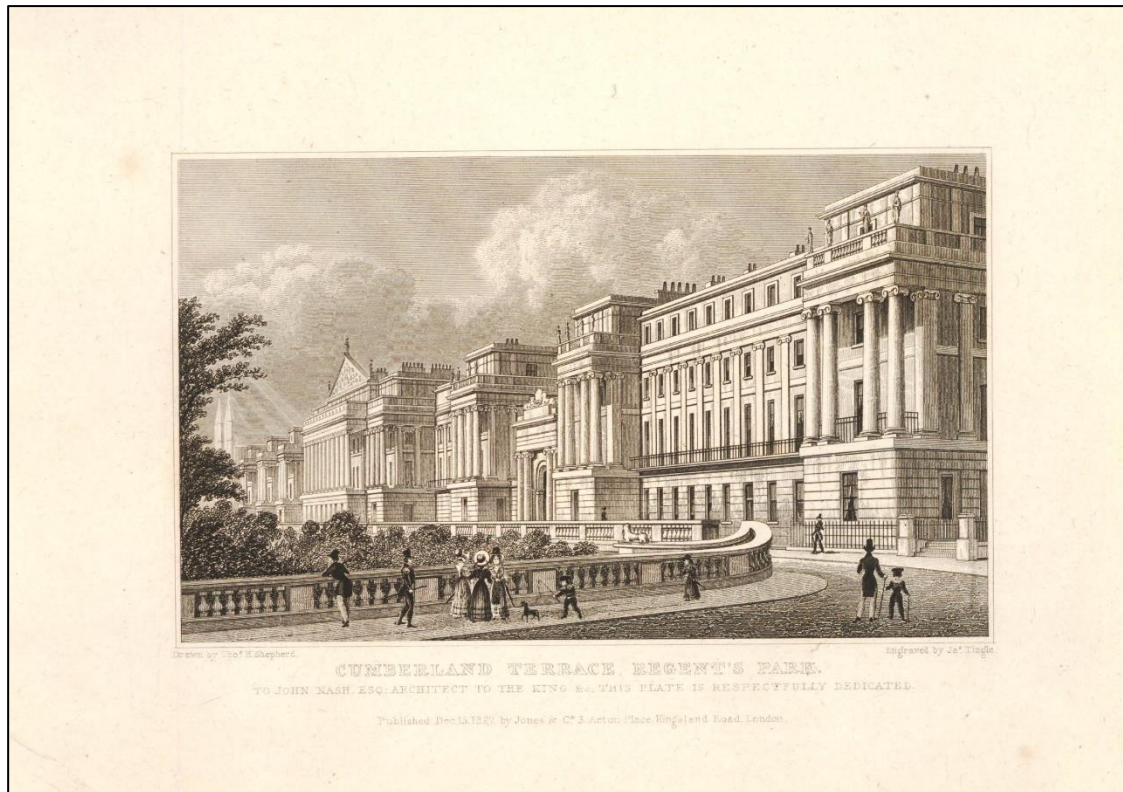


Fig 9: Thomas Shepherd, Cumberland Terrace, Regent's Park, 1827

- 3.1 The history and development of the Regent's Park area has been described in detail in numerous published accounts, several of which are listed in Section 6. This section therefore concentrates on the work of John Nash, the architect chiefly responsible for the park and its surroundings, on the layout and design of the Park Villages, and on James Pennethorne's involvement in the completion of the houses.

John Nash (1752–1835)

- 3.2 John Nash received his early architectural training in the office of Sir Robert Taylor (1774–88), a successful and well-connected architect who designed country houses and public buildings in a refined and scholarly Palladian style. Nash went on to become one of the most versatile, imaginative and playful architects of the early nineteenth century, who helped define fashionable taste in the Regency period. His output included prisons, country houses, fantasy cottages and supersized classical terraces (Fig 9), as well as extravagant palaces for his most important patron, the Prince Regent (later George IV), for whom he designed Brighton Pavilion and Buckingham Palace.
- 3.3 Nash was influenced by the aesthetic theories of Sir Uvedale Price, whose *Essay on the Picturesque*, praising the painterly potential of natural landscape, was published in 1796. Between 1796 and 1802 Nash worked in partnership with Humphry Repton, the most successful landscape architect working in the Picturesque style, to transform numerous country houses and their grounds. From these influences, he developed a particular talent for envisaging architectural set pieces in landscape settings.

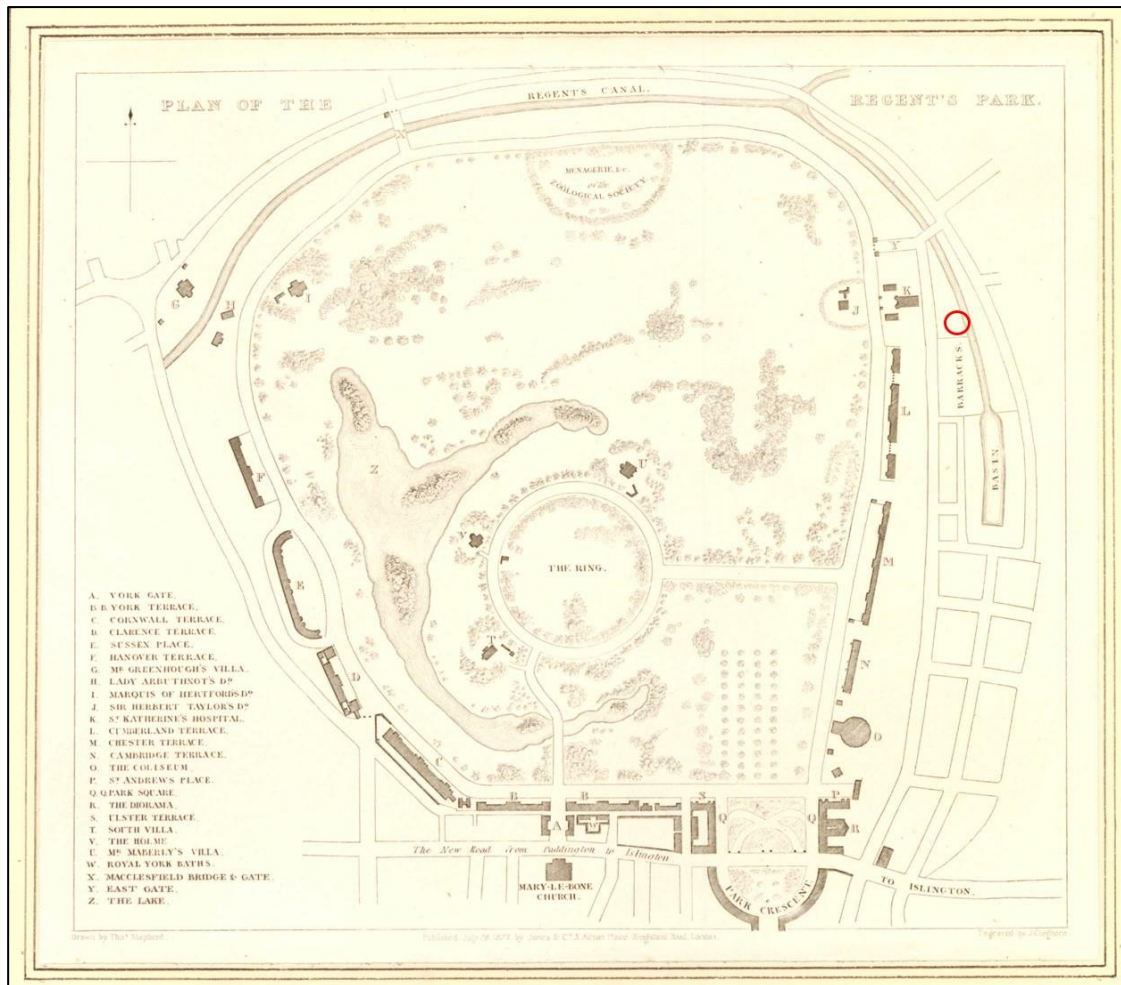


Fig 10: Thomas Shepherd, Plan of Regent's Park, 1827, approximate site location ringed

- 3.4 Nash was particularly good at designing for effect, and less attentive to the refinement of detail or the practical realisation of his designs; consequently his buildings have been criticised for being poorly planned or badly constructed behind their superficially attractive exteriors. This may be a reflection of his charming but feckless personality; certainly he was less than punctilious in the management of his business or the separation of his personal and professional interests: he went bankrupt early in his career, his Government contracts were called in for official scrutiny on several occasions, he was accused of fraud and mismanagement over the cost of Buckingham Palace, and he died in public disgrace after an ignominious retirement on the Isle of Wight.
- 3.5 In 1806, however, his career was in the ascendant. As architect to the Department of Woods and Forests, Nash prepared a layout to show how Marylebone Park, part of the Crown's properties north of the New (now Marylebone) Road, could be developed as a landscaped park containing a few detached villas and surrounded by terraces of houses on a palatial scale, as shown on Shepherd's plan of Regent's Park of 1827 (Fig 10). When the lease reverted to the Crown in 1811 Nash, now firmly ensconced as the Prince Regent's favourite architect, won the commission to link this carefully designed landscape and its fashionable residences to Whitehall and the West End by a grand processional route along Portland Place and Regent Street. This was town planning of a scale and ambition not seen in London since the Great Fire, and the realisation of Nash's design effected a permanent transformation of this part of the capital.

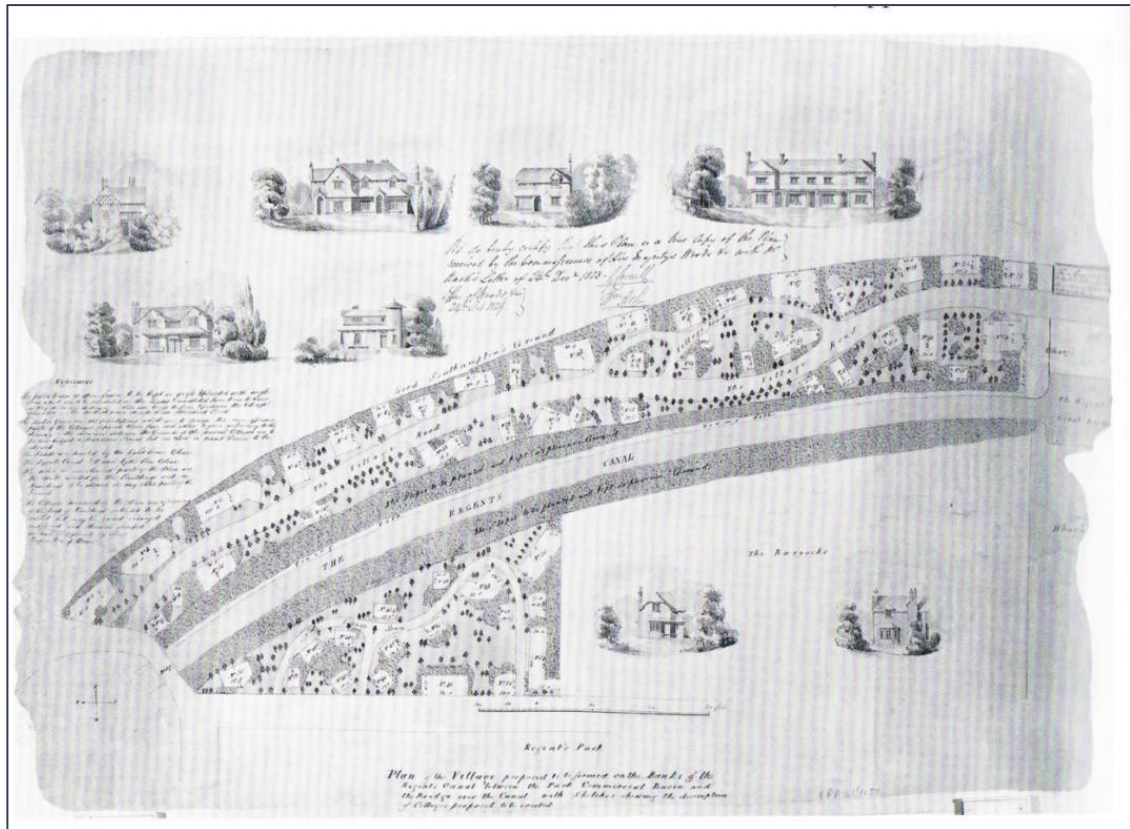
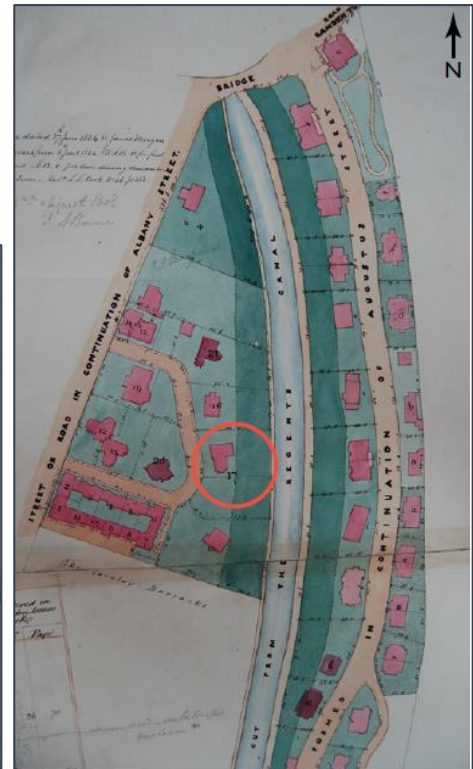


Fig 11: John Nash, an early layout of 'The Village', 1823

The Park Villages: 1823–37

- 3.6 Park Village West and Park Village East were Nash's own speculative developments, offshoots of his official work on Regent's Park. 'The Village' was laid out on land north-east of the Park, on both sides of a deep Collateral Cut of the Regent's Canal that ran south to a commercial basin, whence fresh produce was distributed to markets in central London. In 1824, when he obtained building leases for most of the plots, Nash had already envisaged an enclave of small, detached houses in various styles: Gothic, Italianate or indeterminately rustic.
- 3.7 Nash had designed something similar in 1796, in partnership with Repton. Blaise Hamlet, Glos. was a group of small houses for estate workers—nine *cottages ornés* around a village green. He now adapted the idea for a high-class residential suburb. An early scheme for the Park Villages, drawn up in 1823 (Fig 11), depicts a similarly Picturesque group but on a larger scale, in a more dramatic setting and with more sophisticated architecture. The development was calculated to appeal to successful professional men and their families, who wanted proximity to Regent's Park but could not afford its large detached villas or grand terraced houses.
- 3.8 The setting, and the disposition of the houses within it, is crucial to the character of the Park Villages. A note on the 1823 plan says that the steep slopes of the canal cutting were 'to be planted and kept as pleasure grounds'. The romantic chasm of the cutting, the reflective surface of the still water in the canal, the large gardens and dense trees provided the backdrop to an enchanting sequence of houses, no two alike and no two aligned:

In visual terms, [the houses] were pictorially conceived on kinetic principles. Like Regent's Park itself, each village was designed for the mobile spectator. As the spectator perambulates, or drives, a sequence of images unfolds, kinetically adjusted and pictorially composed. That is Nash's concept of the urban picturesque. (J Mordaunt Crook in Tyack, 2013, p. 91; Fig 7)



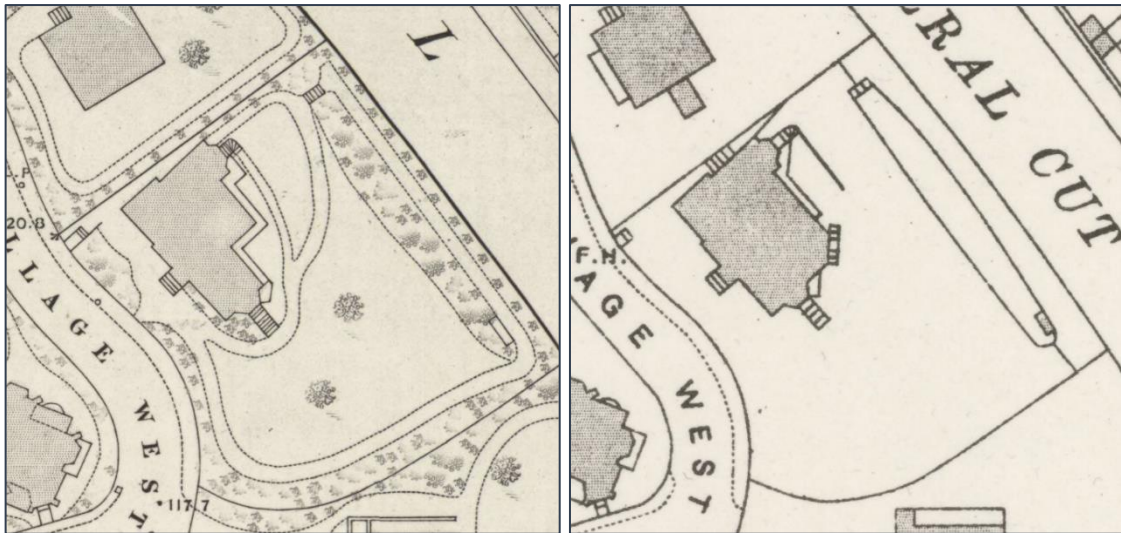
Figs 12 and 13 (L–R): Plan of Regents's Park, with the Park Villages under construction, 1828; Lease plan, 1834, details (National Archives)

- 3.9 Work on the development began in 1824. A plan of 1828 shows both Park Villages under construction (Fig 12). In his diary for 1832 Nash records going out with his wife in their carriage to make social calls in 'The Village'; clearly by this date the residential community was well established (quoted in Tyack, 2013, p. 91 fn 92). By then, the executive architect for the Park Villages was Nash's protégé James Pennethorne (1801–71), who had taken over his mentor's practice. A residential lease plan of 1834 shows the development complete (Fig 13).
- 3.10 Pennethorne went on to a successful career specialising in public buildings. The New Wing of Somerset House (1849–56), designed for the Inland Revenue, shows the skilful manipulation of facade that he learned from Nash: a terrace of late eighteenth-century houses amalgamated, extended and refronted as a seamless extension to Sir William Chambers's Government offices. More respectably ensconced within the Establishment than Nash would ever be, Pennethorne was knighted in 1870.
- 3.11 From the start, Park Village West was a desirable address. In the 1840s and 50s the houses were occupied by an MP, a doctor who included royalty among his patients, a successful solicitor and senior members of the clergy. The development also attracted artists, including the marine painter George Chambers (1803–40), who lived at No. 6 in the mid-1830s and William Powell Frith RA (1819–1909), who lived successively at Nos. 12 and 13. For a short time, 1886–7, No. 10 was the home of the painter and etcher Robert Walker Macbeth RA (1848–1910), who provided illustrations for *The Graphic*, a popular news magazine.



Fig 14: Charles Booth, Map Descriptive of London Poverty, 1888, detail (LSE, annotated)

- 3.12 In the 1880s Park Village East temporarily acquired a slightly rakety reputation, but the houses of the more secluded Park Village West have always retained their social *cachet*. Charles Booth's London poverty map, drawn up in 1888–9, shows all the houses shaded red to denote residents who are 'Middle class. Well to do'. The much larger houses of Cumberland Terrace, which overlooks the park, are shaded gold, with residents described as 'Upper-middle and Upper class. Wealthy' (Fig 14). The Regent's Park developments attracted and retained exactly the class of resident for whom Nash had designed them, 60 years earlier.
- 3.13 The Park Villages were a new form of suburban residential development, in which an irregular layout of varied architecture amid lush greenery replaced grids of uniform terraced housing. In applying Picturesque principles to the design of new suburbs, they had a profound and lasting influence on urban planning in England, traceable via Mountfort Crescent in Camden (begun just as the Park Villages were being completed) and the stucco villas of St John's Wood to the arts-and-crafts cottages of Letchworth Garden City. The Park Villages have been called 'in a sense, ancestors of all picturesque suburbia'. (Summerson, 1991, p. 170)
- 3.14 They suffered grievous losses, planned and unplanned, in the twentieth century. The eastern side of Park Village East was demolished in 1906 to widen the railway cutting to carry more railway lines into Euston. The Collateral Cut of the Regent's Canal was filled in between the wars. During the Second World War, in Park Village West only No. 12 escaped the Blitz unscathed. No. 10 and its neighbours Nos. 11 to the north, 8 to the south and 17 to the west (on the opposite side of the road) sustained 'blast damage—minor in nature' (Ward, 2015; Map 49). Nos. 15 and 16 were totally destroyed and subsequently rebuilt in a sympathetic style; this accounts for their omission from the group listing.



Figs 15 and 16 (L–R): Ordnance Survey Town Plans 1870 and 1895, details (NLS)



Fig 17: Ordnance Survey 25-inch map 1916, detail (NLS)

No. 10 Park Village West

- 3.15 The first leaseholder of No. 10 Park Village West, George Morgan, took an 89-year lease from 5 January 1834. Three years later the lease was taken over by the Rev Horace Cholmondeley.
- 3.16 The 1834 lease map shows a clearly defined L-shaped plan with two equal wings, its north wall set well back from the north boundary of the plot and its front elevation two bays wide with a central entrance.
- 3.17 By 1870 the L-shape had been extended to the north, with a window bay on the east elevation and a lightwell following the stepped outline of the house between the window bays (Fig 15). The details of the existing south bay are at odds with the host building, which suggests that it may have been rebuilt. The east bay is more successfully integrated, with plat band and moulded window surrounds closely matching the older architecture.
- 3.18 The second major alteration was the infilling of the angle between the wings, with a canted corner to the infill, shown with steps up to a balcony (?) on the OS plan of 1895 (Fig 16). By 1916, the infill was shown as a glasshouse with the same canted corner plan (Fig 17).

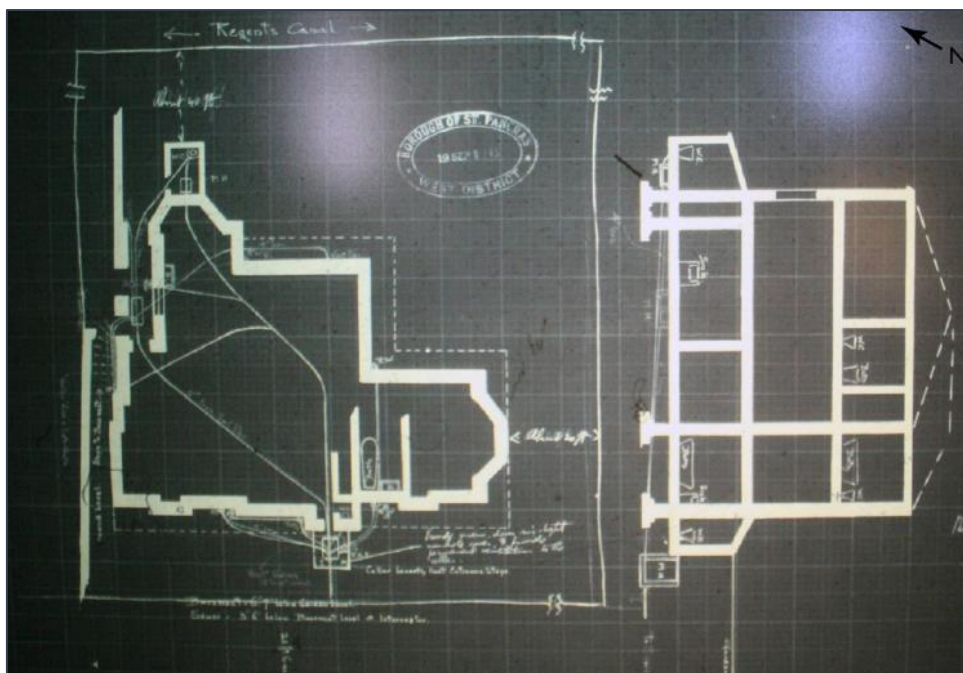


Fig 18: Drainage plan of basement, 1913 (Camden Local Studies Collection)



Fig 19: No. 10 Park Village West, south elevation, 1975 (LMA)

- 3.19 A drainage plan of the basement dated 1913 shows a continuous lightwell around the south-east corner of the house (Fig 18). Drainage plans of 1974 show three columns at basement level supporting a 'terrace' at ground floor.
- 3.20 In 1975 the terrace was a concrete slab supported on three cast-iron columns partly enclosed with blockwork, and with a balustrade of pierced timber splats (Fig 19).
- 3.21 Photographs taken in 1975 show the house in a dilapidated condition, with mismatched windows and no front railings, within a neglected garden (Figs 19 and 20).



Fig 20: No. 10 Park Village West, front elevation from the north-west 1975 (LMA)

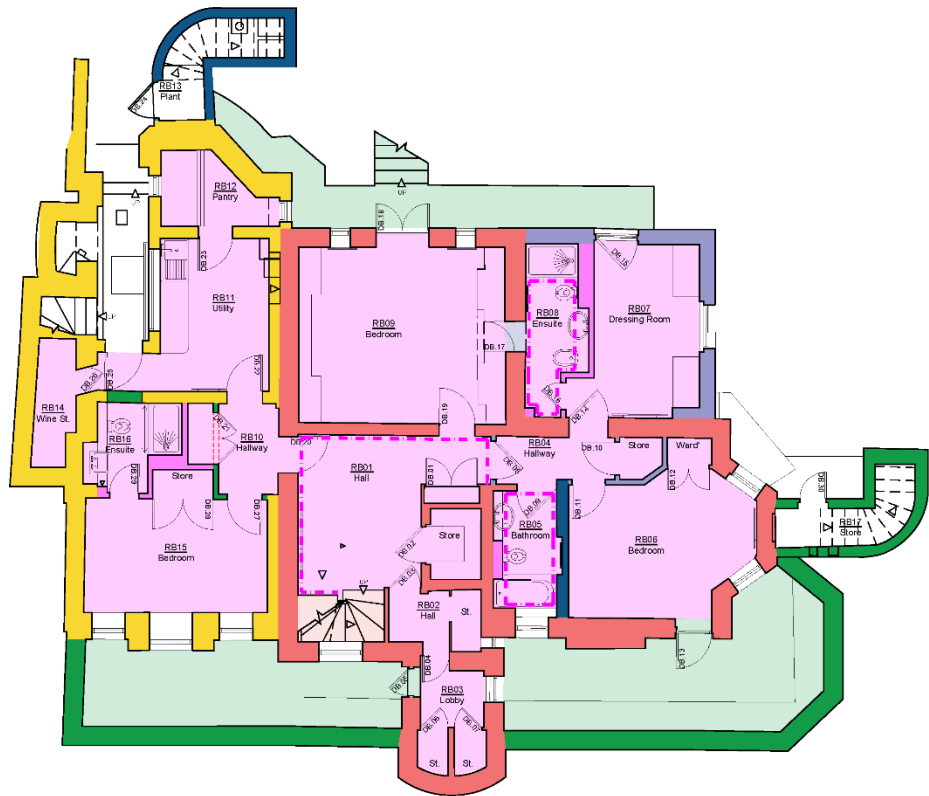


Figs 21 and 22 (L-R): joinery in first-floor bedroom; the east lightwell

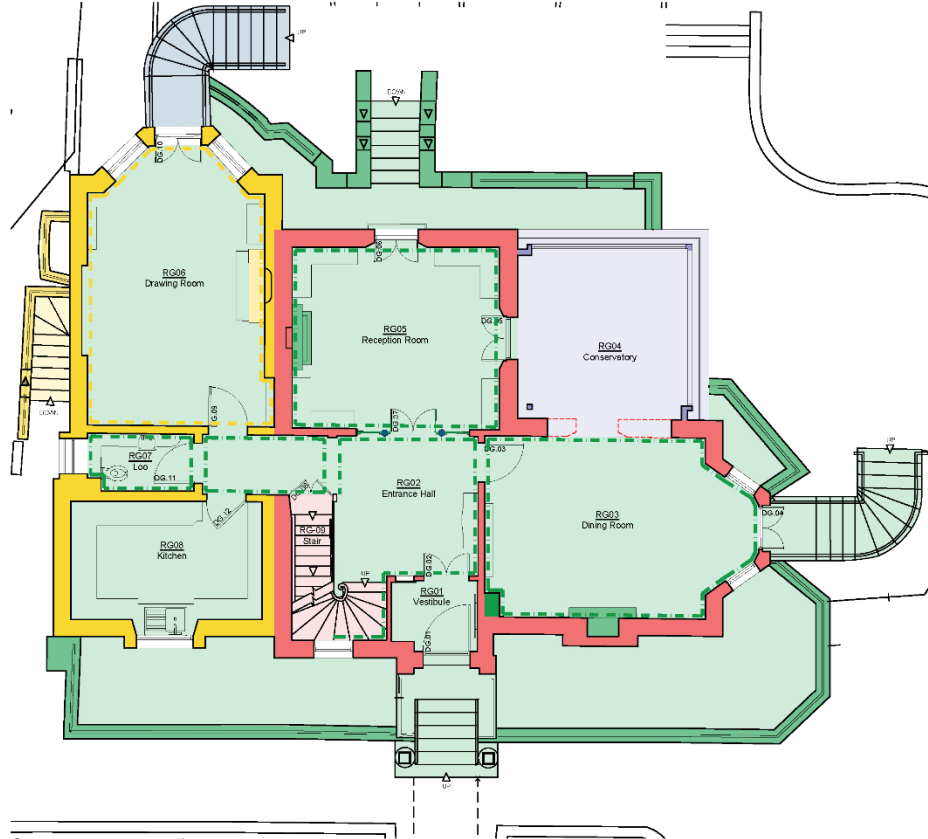
- 3.22 Previous owners renovated and extended the house in the 1970s and 80s. Their work included the provision of bathrooms and subdivision of the historic plan form for different functions on the first floor and in the basement. This involved the insertion of a great deal of modern joinery and means that these floors retain little historic interior decoration (Fig 21).
- 3.22 The conservatory, a reproduction Victorian design, was added in 1982. The supporting platform was enclosed to make a garden store, connected to the interior of the house by a door in the east wall, and a new lightwell was made along the east side of the newly enclosed space (Fig 22). In 1995 this space was further integrated into the basement: it was subdivided and a window in the south wall was enlarged into a doorway, to make an en-suite bathroom.
- 3.23 The plans on the next page show the phases of construction and extension.



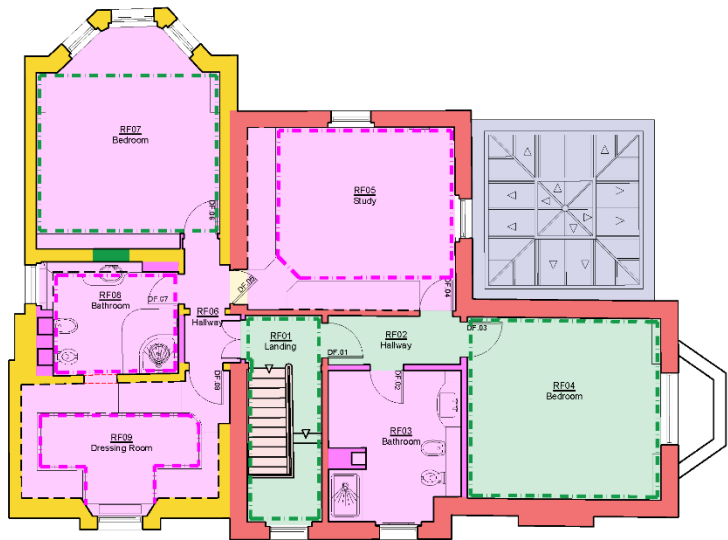
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Lower Ground Floor Plan 1:75



Ground Floor Plan 1:75



First Floor Plan 1:75

Time Period Key

- 1834-37
- 1837-70
- Early 20th Century
- Post-1974 Refurbishment
- Post-1982 Conservatory Extension & Alterations
- Post-1996 Refurbishment
- Material Removed Historically
- Cornice

P2 - Issued to Camden Council for Planning 22.05.2024
P1 - Issued to Camden Council for Pre-App. 06.08.2023
C - Finalised following discussions with Heritage Consultant. 17.08.2023
B - Issued to QS for costing. 25.07.2023
A - Issued to heritage consultant. 02.06.2023

Revision	Date



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Project

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NW1 4AE

Drawing Title

Existing Dated Plans

Scale @ A1	Drawn By	Date
1:75	SLK	May 2023
Job Number	Drawing Number	Revision
1328	EX_111	P2

4. Significance

- 4.1 This section summarises the overall heritage significance of No. 10 Park Village West and describes in detail the significance of the parts that would be affected by the proposals.

Assessing significance

- 4.2 The concept of significance underpins the definition of a heritage asset:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing). (NPPF Annex 2)

- 4.3 Significance is defined as:

Significance (for heritage policy): *The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. (NPPF Annex 2)*

- 4.4 Significance is usually derived from a mix of the types of interest mentioned above, and it is a relative value that depends upon the type of building — so 'highly significant' applied to the front elevation of No. 10 Park Village West does not mean that it is as significant as the west front of a cathedral; rather, in the context of No. 10, the front elevation is more significant than some other parts of the building.

- 4.5 Understanding the significance of a heritage asset helps owners and others responsible for its management to repair, maintain and develop it in ways that preserve, enhance or better reveal its special interest, character or cultural value. Analysis of the relative significance of different parts of a site can help designers arrive at the most appropriate proposals by identifying parts that can sustain a greater or lesser degree of intervention — those that can be changed without harming significance, and those that are more sensitive and should not be changed.

Levels of significance

- 4.6 The scale below has been applied to the component parts of No. 10 Park Village West:

High significance: *has high heritage value that makes a major and site-specific contribution to the special interest of the heritage asset.*

Moderate significance: *has heritage value that makes a site-specific contribution to the special interest.*

Low significance: *has general architectural, historic or other value that makes a contribution to the special interest that is not site-specific.*

Neutral significance: *makes no contribution to the special interest, but does not detract.*

Detracts from significance: *harms or obscures the special interest.*



Fig 23: Park Village West: listed buildings and structures, Site circled in red (HE, annotated)

Designations

Listed building

- 4.7 The heritage significance of No. 10 Park Village West is officially recognised by its inclusion in the statutory list of buildings of special architectural or historic interest, at Grade II* (Fig 23; Appendix A).
- 4.8 It is listed as part of the group Nos. 1–8, 10–14 and 17–19 (consecutive) Park Village West and attached railings. This confirms that it is a building of national importance, which warrants every effort to preserve it.
- 4.9 No. 10 also forms part of the setting of the neighbouring listed buildings. These include all the houses of Park Village West apart from the rebuilt Nos. 15 and 16, and the houses of Park Village East apart from Nash House, which faces the rear of No. 10 across the dell. HE guidance tells us that setting ‘*is not itself a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.*’ (HE 2017; para. 9) The setting of Park Village West makes a substantial contribution to the significance of all the heritage assets, and to the ability to appreciate them.
- 4.10 The garden layout at No. 10 has been altered, which reduces its historic value, but the garden and the wooded dell in the former canal cutting retain high aesthetic value because they continue to provide an appropriate immediate setting for No. 10 and a frame for views of the house from different angles. They make a major contribution to the distinctive layout of Park Village West and its influential character as a Picturesque residential suburb.

Conservation Area

- 4.11 Park Village West is within the Regent’s Park Conservation Area, as first designated on 1 July 1969 (Fig 24). The west part of the park and conservation area lies within the City of Westminster and the east within LBC. This designation confirms that the site is within an area the character or appearance of which it is desirable to preserve or enhance.

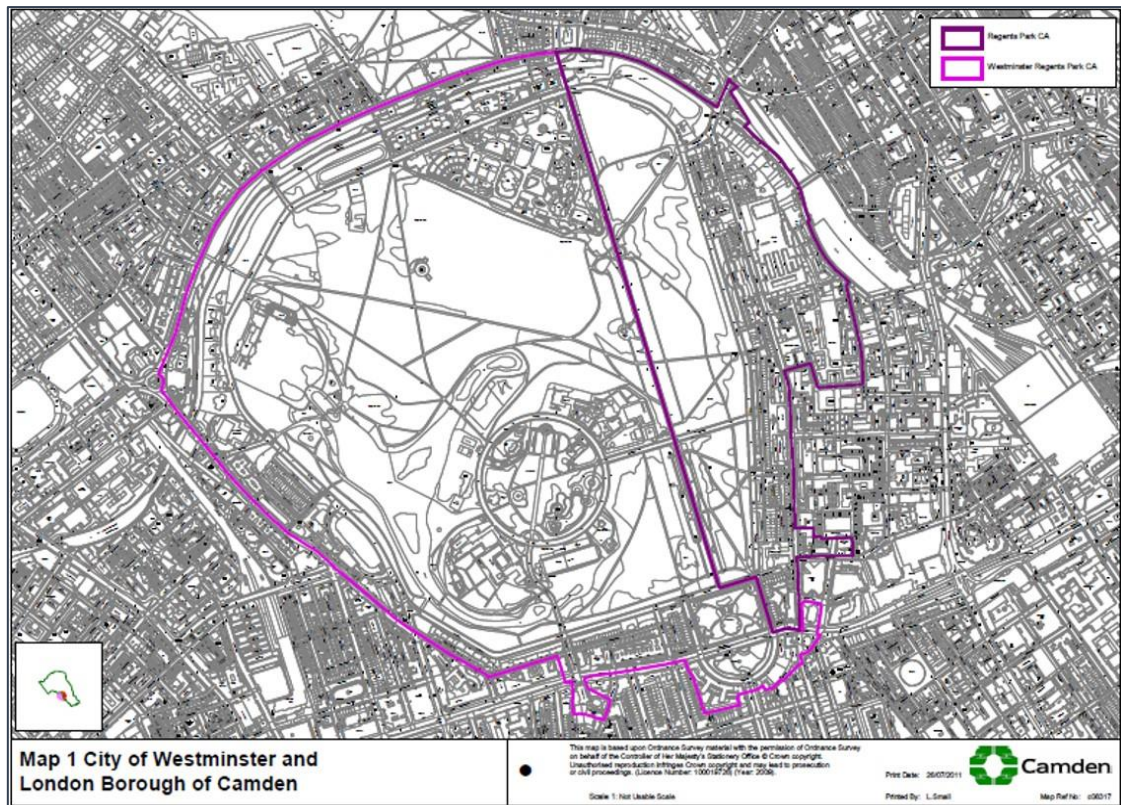


Fig 24: The Regent's Park conservation Area (LBC)

- 4.12 The individual houses and the street as a whole make a strong positive contribution to the character and appearance of the conservation area. The trees, including those planted since the Second World War in the dell formed when the canal was infilled, are protected by the conservation area designation.
- 4.13 The *Regent's Park Conservation Area Appraisal and Management Strategy* (LBC, 2011) explains the particular character of the Park Villages: it derives from their informal planning and villas, which are 'picturesque on a domestic suburban scale', set in an Arcadian landscape. The Park Villages form a separate character zone, as:

a distinct and distinctive part of Nash's wider scheme for Regent's Park. They are clearly of different form and layout from the other areas of the Park. Individually composed 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.

And later:

The Park Villages West and East provide individualistic variations on the theme of a villa that was to become an inspiration for suburban development, and of houses in a picturesque setting. The setting of these buildings in the landscape is of particular significance in the Regent's Park development where landscaping, including the canal, plays an important role.

- 4.14 As well as being a distinctive part of Nash's wider scheme for Regent's Park, the Park Villages were highly influential on the planning, layout and architectural design of later residential suburbs. Therefore No. 10 Park Village West and the conservation area have **high significance**.

Summary of the significance of No. 10 Park Village West

- 4.15 No. 10 is one of 16 villas in Park Village West that are collectively significant as well-preserved houses of distinctive individual design in a picturesque layout. Its irregular plan and subtle articulation of flat planes with stucco finish, and the relationship between the interior and the garden, are characteristic of Regency architecture, and of aesthetic interest.
- 4.16 It has historic interest as part of the achievement of John Nash, who initiated this type of suburban development and strongly influenced the character of central London, and particularly Regent's Park and its surroundings. It also has historic interest as evidence of how the prosperous middle classes lived in the early nineteenth century. The building remains in its original use as a single family dwelling. Overall, therefore, the house has **high significance**.

Relative significance of No. 10 Park Village West: exterior

- 4.17 The first form of the house and the earliest extension are discernible despite later alterations and additions. The hipped roof retains its original low pitch and deep eaves overhang. The centre and right-hand bays of the front (west) elevation retain the earliest (1834–7) design, while the left-hand bay is an early extension, in existence by 1870. The north elevation, which was once exposed brick, was rendered after 1975. The east elevation has a canted window bay, part of the earliest extension. The south elevation has another canted window bay, apparently part of the first build but possibly rebuilt. The external stairs have all been rebuilt, along with the terrace that wraps around the south and east sides of the house.
- 4.18 Despite these changes, the composition works as Nash originally intended: the L-shaped plan remains clearly readable and still provides an intriguing contrast between the flat entrance front squarely aligned with the street and the more complex geometry of the south elevation glimpsed in dynamic oblique views through trees from the curving pavement. The setting, plan form, Italianate design, stucco finish and design details are all of aesthetic interest.
- 4.19 Together with their high degree of preservation, these characteristics give the exterior great historic and aesthetic value, and **high significance**.
- 4.20 The conservatory was erected in 1982, on a rebuilt base that has since been completely incorporated into the basement accommodation. It has no historic or architectural value. The basement extension on which it stands, and the extended east lightwell, are both part of the 1982 work (Fig 30). This part of the site has **neutral significance**.
- 4.21 The external ironwork—lightwell railings, staircase balustrades and balcony fronts—is in a mix of styles and all of it has been installed since 1975. It has **neutral significance**.

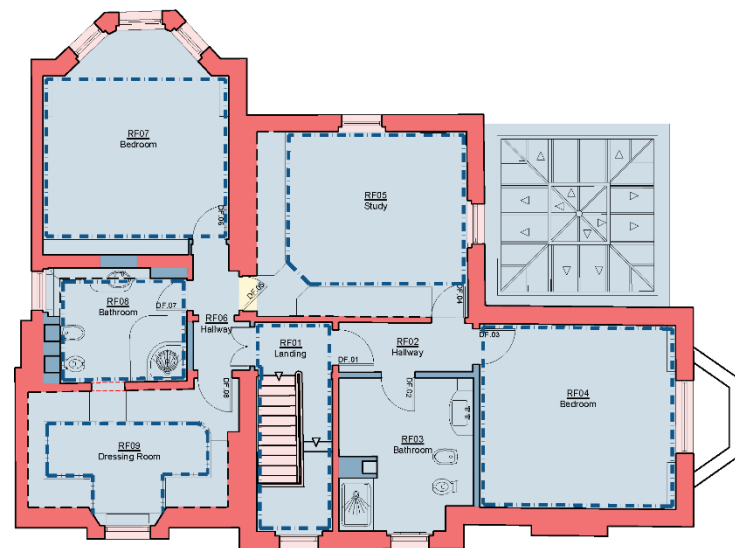
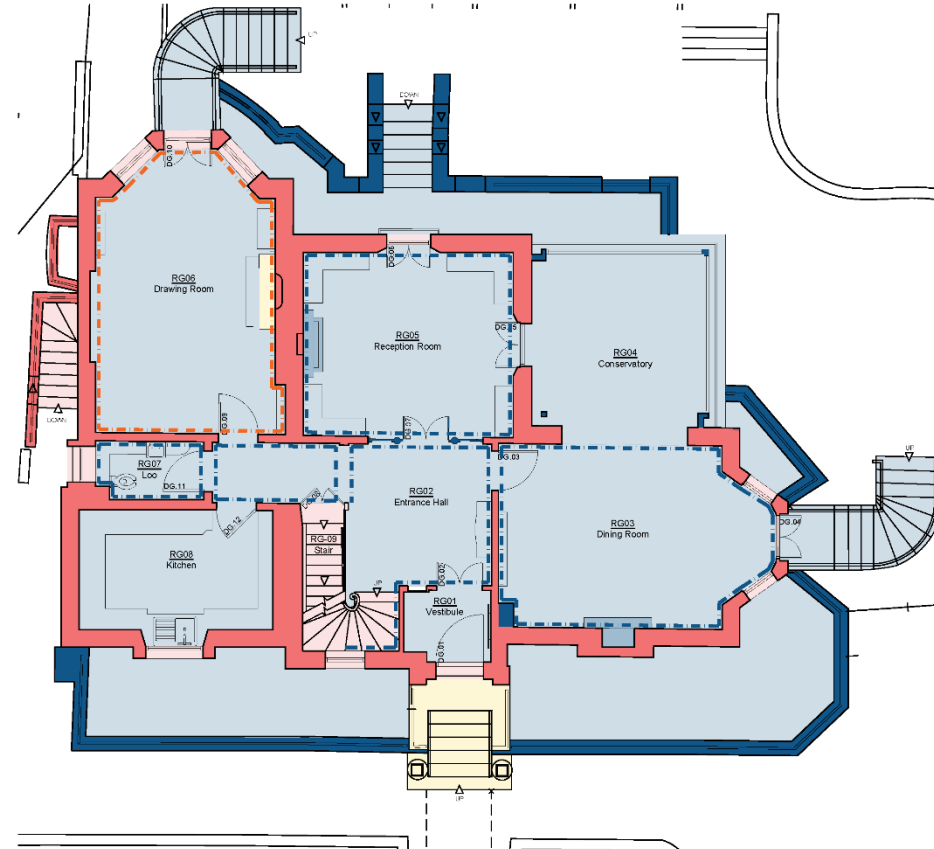
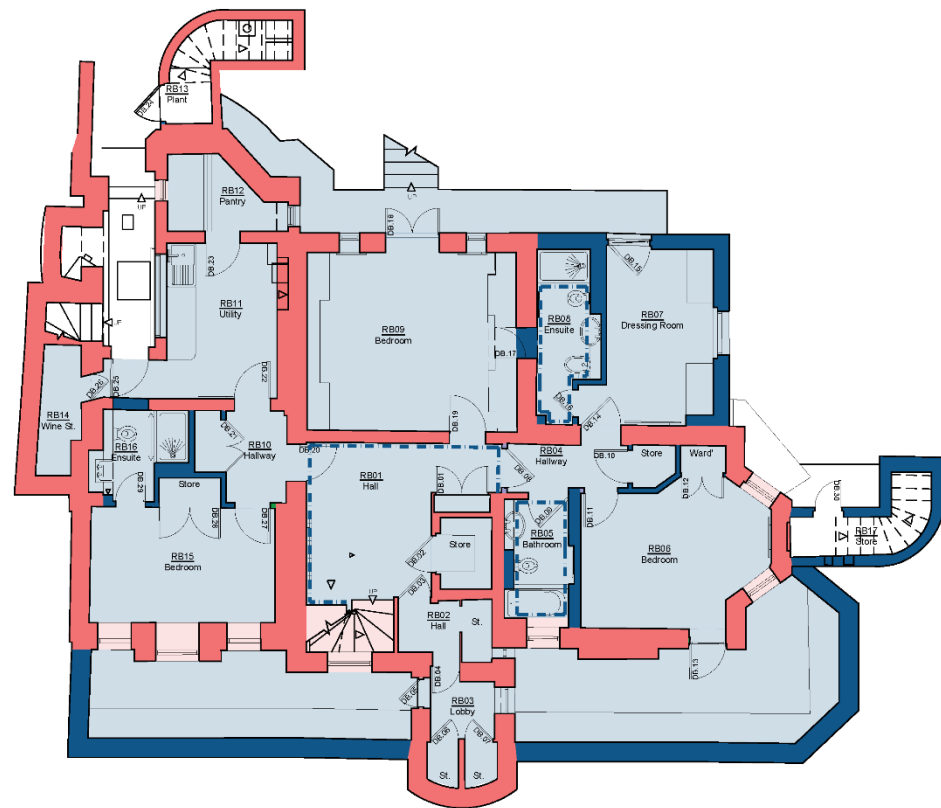
Relative significance of No. 10 Park Village West: interior

- 4.22 The historic plan form, where it survives, is important evidence of the historic organisation of the household. On the ground floor the entrance hall and reception rooms are arranged so as to make the most of the views of and access into the garden, a characteristic of Regency architectural design. The elegantly winding stair has high aesthetic value, and the contrast between the polite showpiece stair leading up to the first floor and the plain, enclosed service stair to the basement has historic interest as evidence of the relative status of these parts of the building.

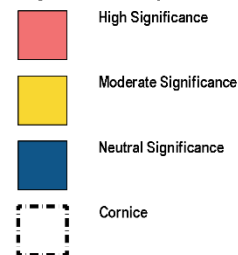
- 4.23 Many of the interior details have been introduced since 1975 to replace missing items such as cornices and chimneypieces. These are not scholarly reproductions but sufficiently sympathetic to the age and architectural style of the listed building to maintain the character and relative status of the rooms. Historic features that survive *in situ* include the cornice in the north-east dining room (RG 06) and the stair and associated panelling. The high-status ground floor rooms and circulation spaces have **high significance**.
- 4.24 The chimneypieces are appropriate for the age and style of the house but are not original. Much of the internal joinery and plasterwork in the basement and first floor, including the fitted storage in the bedrooms and study, is modern; these elements have **neutral significance**.
- 4.25 The historic plan form in the basement and first floor has been altered to accommodate bathrooms, storage and services. Where the historic plan form remains discernible in these lower-status areas, it has **low to moderate significance**.
- 4.26 Nothing survives of historic fixtures and fittings to indicate the original services uses in the basement. The parts of the basement and first floor that have been altered to accommodate bathrooms and other modern functional requirements have **neutral significance**.
- 4.27 Nothing has been noted as **detracting from significance**.
- 4.28 The plans on page 20 show the relative significance of different parts of the house.

Contribution of the setting

- 4.29 The garden forms the immediate setting of the listed building and the Regent's Park Conservation Area encompasses the wider setting.
- 4.30 The guidance contained in the HE guidance *The Setting of Heritage Assets* ('GPA3') is clear:
- Setting is not itself a heritage asset, nor a heritage designation ... Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.* (HE 2017; para 9)
- 4.31 The garden contributes to the significance of No. 10 by providing it with a green and sylvan setting that frames the house. There is a striking contrast between the flat, white stucco elevations and the organic forms and varied greens of the naturalistic planting. The sense of *rus in urbe* is part of Nash's concept of the urban picturesque, which determines the overall character of Park Village West. The descent into the dell in the rear part of the garden has evidential interest as it preserves the cutting and layout of the canal, and aesthetic interest as it creates a landscape progression from the formal terrace and manicured lawns surrounding the house to the wilderness of trees with shrubbery underplanting beyond.
- 4.32 GPA 3 states: 'consideration of the contribution of setting to the significance of heritage assets, and how it can enable that significance to be appreciated, will almost always include the consideration of views.' Views can be 'static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including [the] asset'. (HE 2017; paras 9, 10)
- 4.33 The garden setting changes colour and density with the seasons, and frames views towards the house that change depending on how close or how high the viewpoint. The garden is an important element in dynamic views obtainable as one walks along the pavement of Park Village West, as noted at 3.8 above.



Significance Key



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P2 - Issued to Camden Council for Planning.	22.05.2024
P1 - Issued to Camden Council for Pre-App.	06.09.2023
B - Front door steps & RG06 fireplace noted as moderate sig.	17.08.2023
A - Issued to heritage consultant.	17.08.2023

Revision	Date
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Client	
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Elisabeth Krohn

Project

10 Park Village West
Camden, London
NW1 4AE

Drawing Title

Significance Plans

Scale @ A1 1:75	Drawn By SLK	Date August 2023
Job Number 1328	Drawing Number EX 112	Revision P2

5. The proposals and their impact

Background

- 5.1 No. 10 Park Village West has always been a private house. Between the 1970s and early 2000s the previous owners installed bathrooms and added the conservatory in association with a modest rear extension of the basement. They changed the uses of some rooms, installed fixed panels and double doors between pillars in the opening between the staircase hall and the middle reception room, lowered some ceilings, installed fitted furniture and introduced reproduction architectural details on all floors.
- 5.2 These changes generally respected the historic form and character of the early nineteenth-century house. However, the reproductions were not scholarly interpretations of lost original details, and the conservatory and fitted furniture designs were very much of their time. The work is now outdated, and the conservatory and services do not meet current standards of energy efficiency. The property recently changed hands and the new owner wishes to replace the conservatory and renovate the property, including the installation of new services.
- 5.3 The work provides the opportunity to restore the historic plan form and proportions of some rooms by removing modern fitted furniture; to reveal historic ceilings and cornices by removing modern suspended ceilings; to reinstate missing architectural details with scholarly replicas, and generally refurbish the interior in a manner more sympathetic to the age and architectural style of the listed building.
- 5.4 It is also proposed to insulate the house and renovate the services to improve its energy efficiency.
- 5.5 For full details of the proposals, please refer to the drawings and Design & Access Statement by Simon Morray-Jones Architects, which accompany this application.

Design principles

- 5.6 The design of the proposals is informed by specific principles, which underpin the Architect's heritage-led approach to the project:
- The proposals are based on a full understanding of the history of the property and the relative heritage significance of different parts of the house;
 - The proposals retain as much existing historic fabric as possible;
 - Changes are restricted to areas that have already undergone alteration;
 - The conservatory is subservient in scale, height, massing and design to the listed building;
 - The phased additions to the house remain readable on the exterior;
 - The historic plan form is maintained, and where possible reinstated;
 - Historic features of significance are retained, and where missing completed with scholarly replicas or reinstated with designs sympathetic to the age and architectural style of the house.
 - The proposals preserve the contribution that the setting makes to the significance of the listed building and its listed neighbours, and the character and appearance of the conservation area.

The proposals and their impact

- 5.7 This section deals with those proposals that would have an impact on heritage significance, under headings that relate to each part of the Site that would be affected.

Exterior of the house

- 5.8 The existing natural slate roof covering will be removed so that a new breather membrane can be installed throughout. The covering will be replaced, reusing those slates that are found to be in sufficiently good condition, supplemented with new natural slates to match. The new slates will be mixed with the existing, to blend in visually. Photovoltaic (PV) panels will be installed on the inward-facing roof slopes. They will not be visible from ground level or from the windows of neighbouring houses. This proposal will improve the sustainability of the property, and have no impact on the high significance of the exterior of the heritage asset.
- 5.9 The stucco elevations will be repaired and decluttered: external security bars, carriage lamps, the window cleaner's access rail on the west elevation and the TV aerial will be removed, and the stucco repaired as necessary and redecorated. This will reinstate the historic appearance of the house, and enhance the significance of the heritage asset.
- 5.10 The existing cast concrete steps leading to the front door will be over-clad in natural stone with a bullnose profile to the front of each tread. This specific proposal is supported by LBC. (LBC letter 7 February 2024 Ref: 2023/3724/PRE) It will restore the historic character of the main entrance and enhance the significance of the heritage asset.

Interior: plan form and uses

- 5.11 Modern partitions will be removed from the east corner room of the basement (RB07). The proposed new use of this room is appropriate, the cool side of the basement being the likely historic location for a kitchen. The proposal will reinforce the spatial hierarchy that dictates service uses at this level, and sustain the significance of the heritage asset.
- 5.12 On the ground floor, moving the kitchen from the west corner room (RG08) restores the plan form and proportions of the room. The change of use to a study is more appropriate use for this part of the ground floor, and restores the historic spatial hierarchy. This proposal will enhance the significance of the heritage asset.
- 5.13 The panels and double doors that infill the pillars between the staircase hall (RG02) and rear reception room (RG05) were installed post-1974 and have neutral significance. They will be replaced with new glazed panels and double doors of similar proportions. This will maintain draughtproofing, introduce more light into both spaces, partially restore the openness of the screen and improve the view through to the garden (a nod to the Regency taste for blurring the boundaries between house and garden). The proposal will have no impact on significance.
- 5.14 The opening between the conservatory (RG03) and drawing room (RG04) was made in 1982 by removing part of the external wall. The sides will be built out and the downstand dropped to reduce the size of this opening. This small alteration will make it easier to read the historic plan form and will have a minor positive impact on significance.
- 5.15 The first floor study (RF05) will be returned to more appropriate use as a bedroom. The removal of fitted furniture will restore the historic plan form and proportions of this room. The opening will be partially infilled to form a cupboard on the landing side, which will retain evidence of the link between the 1834 and 1870 phases of the building. This will enhance significance.

- 5.16 The proposed infilling of a modern door opening in Dressing Room (RF08) is a partial reinstatement of the historic plan form, and a minor enhancement of significance. A proposed change to internal bathroom partitions (RF03) is in an area already changed extensively in the twentieth century, and will have no further impact on significance.

Interior: details and finishes

- 5.17 The architects have undertaken careful site investigations to establish what historic fabric and features remain in the house; their findings are detailed in the Design & Access Statement. This information has been used to inform the design proposals for the interiors. Throughout, modern architectural features will be removed, and all surviving historic features will be retained. Where possible and appropriate, surviving historic details will be used as models for scholarly replicas to be made using matching materials and workmanship.
- 5.18 The circulation areas in the basement will be paved with stone. This is a traditional floor finish for service areas, and in keeping with the hierarchy of uses and finishes in the listed building. It will enhance significance.
- 5.19 New chimneypieces will be installed in the Drawing Room (RG03), Reception Room (RG05) Master Bedroom (RF07) and Master Ensuite (RF09). The existing chimneypieces in the Drawing Room and Reception Room are modern; the Master Bedroom and Master Ensuite fireplace openings are currently blocked. The proposal will restore a focal point to each room with a design that suits the age and architectural style of the house. This will enhance the significance of the heritage asset.
- 5.20 Where reinstatement of lost features such as joinery and decorative plasterwork is required, this will be done in a scholarly manner, using authentic designs based on compelling evidence: archaeological evidence obtained through site investigations, documentary evidence of the existing building, or contemporary sources. The proposed skirtings, cornices and decorative plasterwork designs are of dimensions and designs appropriate to each floor and room, so as to sustain the historic hierarchy of spaces and uses within the house.
- 5.21 Pre-application advice supported the internal refurbishment and redecoration, the stripping out of twentieth century fabric and the return to a more 'original' interpretation of room arrangement, architectural detailing, and decoration, subject to a detailed schedule of works. (LBC letter 7 February 2024 Ref: 2023/3724/PRE) The drawings and Design & Access statement contain the detailed schedule of works. This aspect of the proposals will greatly enhance significance.

Services

- 5.22 The services throughout the house are to be replaced and updated. The existing installations will be carefully removed, and existing voids and routes reused for the new installation, to minimise impact on historic fabric. This aspect of the project will transform the sustainability of the house and support the continued optimum viable use of the heritage asset as a private family home (NPPF para. 208). The existing LED downlights in the ceilings are obtrusive and unsympathetic to the historic architecture. Their removal will enhance significance.

Conservatory

- 5.23 The existing conservatory will be removed and replaced with a new, part-glazed extension on the same footprint but with a higher ratio of solid to void elements in its elevations. The eaves line is slightly lower than that of the existing conservatory and comfortably aligned with the plat bands on the adjoining elevations to make a better visual connection with the existing

architecture. The lantern ridge (excluding finial) is 950mm lower than the existing, which reveals more of the historic building. The roof is a simpler design, with less detail to distract attention from the host building.

- 5.24 The new conservatory is a clean, elegant design that makes no attempt to pastiche ‘Victorian’ style. It is subservient in height, massing and detail, and complements but does not compete with the highly significant historic external envelope of the house. The proposed bronze window frames are a better choice than the existing anodised aluminium, having a more substantial appearance and the capacity to weather to an attractive patina. The new structure is visually more reticent, reveals more of the host building, and relates better to the historic architecture than the existing conservatory. Putting the kitchen in the new conservatory places this use in a new part of the house and liberates the historic rooms to be returned to uses more in keeping with the historic spatial hierarchy.
- 5.25 In pre-application advice officers supported the proposal to replace the existing, over-tall twentieth-century conservatory with a more sympathetically-proportioned structure designed to accommodate a modern kitchen. The reduction in height to marry-in with the first-floor plat band was also supported. (LBC letter 7 February 2024 Ref: 2023/3724/PRE) The proposal will greatly enhance and better reveal the significance of the heritage asset.

Garden and setting

- 5.26 In the garden, some replacement of existing decayed timber retaining walls and dangerously dilapidated timber steps is proposed. The existing layout of the garden and general character of the planting will be retained. This aspect of the proposals will improve access and safety within the garden, and have no impact on significance.

Conclusion

- 5.27 The scheme has been designed after careful study of the history of the house, site investigations to determine the age of the existing fabric, and a full understanding of the relative significance of the different parts of the Site. The proposals have been refined with the benefit of pre-application advice from LB Camden.
- 5.28 As advised in the pre-application consultation, the submission includes full details and a schedule of works. (LBC Pre-app advice letter 7 February 2024 Ref: 2023/3724/PRE)
- 5.29 The proposals satisfy Local Plan Policies D1 Design and Policy D2, which states that the Council will preserve, and where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas and listed buildings.
- 5.30 The impact of the proposals for the exterior and interior of the listed building will be to sustain, enhance and better reveal the significance of the heritage asset. The overall impact will be beneficial.
- 5.31 The proposals are in accordance with the relevant national and local policies for the protection of the historic environment. It is therefore requested that the application be approved.

6. Sources

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Planning policy and guidance

Historic England (2008; consultation draft 2017), *Conservation Principles, Policies and Guidance*. London: HE

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_____ (3 July 2017), *Camden Local Plan*.

Other sources

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Howard Roberts, J. R. and Godfrey, W. H. eds. (1949), 'Park Village West' in *Survey of London: Volume 21, the Parish of St Pancras Part 3: Tottenham Court Road and Neighbourhood*, pp. 153-155: British History Online <http://www.british-history.ac.uk/survey-london/vol21/pt3/pp153-155>

Appendix A. Statutory list entry

NUMBERS 1–8, 10–14 AND 17–19 AND ATTACHED RAILINGS, 1–8, 10–14 AND 17–19,
PARK VILLAGE WEST

Summary

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1322057

Date first listed: 14-May-1974

List Entry Name: NUMBERS 1-8, 10-14 AND 17-19 AND ATTACHED RAILINGS

Statutory Address 1: NUMBERS 1-8, 10-14 AND 17-19 AND ATTACHED RAILINGS, 1-8, 10-14 AND 17-19, PARK VILLAGE WEST

Location

Statutory Address: NUMBERS 1-8, 10-14 AND 17-19 AND ATTACHED RAILINGS, 1-8, 10-14 AND 17-19, PARK VILLAGE WEST

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 28725 83366

Details

CAMDEN

TQ2883SE PARK VILLAGE WEST 798-1/82/1282 Nos.1-8, 10-14 & 17-19 (Consecutive) 14/05/74 and attached railings

GV II*

Group of 16 related houses. 1832-7. Picturesque layout and houses by John Nash, James Pennethorne and other assistants in the Nash office. For the Commissioners of Woods, Forests and Land Revenues. All in stucco. EXTERIOR: Nos 1-7: c1832, probably by James Pennethorne. Terrace of double fronted houses with 2 houses at each end forming return wings (western wing to Albany Street). 2 storeys and basements. 3 windows each. Central doorways with four-centred arch, part-glazed doors flanked by columns supporting slated roofs forming porches and extending over flanking canted bays with 5-light transom and mullion windows. 1st floor with central 2-light casement flanked by 3-light casements. Cornice and blocking course. Tall stuccoed slab chimney-stacks. Nos 1 & 2 with attached stucco walls having trellis, grilled segmental-headed openings to light areas and pillars. SUBSIDIARY FEATURES: Nos 3-7, attached cast-iron railings on sleeper walls with piers. No.8: c1834-7 by Charles Lee for Joseph Baxendale. Slated roof with gables to 3 elevations. Asymmetrical villa. 2 storeys and attic. 3 windows. Ground floor of projecting, gabled right-hand 2 window bay, an open distyle-in-antis portico; panelled door with radial patterned fanlight. Architraved sashes. Bay at rear on cast-iron columns. SUBSIDIARY FEATURES: cast-iron railings on dwarf wall. No.10: c1834-7 by Nash office for HC Cholmondeley. Slated hipped roof with projecting eaves. Villa with asymmetrical front facade. 2 storeys and semi-basement. 3 windows. Prostyle portico with panelled door and fanlight. To right, a chimney-stack rising from ground floor level. Architraved, recessed sashes. Right and left returns with canted bay windows; 2-storey canted bay window at rear. SUBSIDIARY FEATURES: attached cast-iron railings on sleeper wall with gate piers. No.11: c1834-7 by Nash office for A Duff. Restored c1975. Slated hipped roof with bracketed

eaves. Tall, stuccoed slab chimney-stacks to right and left. 2 storeys and semi-basement. Symmetrical facade of 3 windows. Entrance in channelled stucco porch projection to left; round-arched doorway with radial fanlight and panelled door. Ground floor casements with cast-iron guards. 1st floor sashes with architraved heads linked by impost bands. SUBSIDIARY FEATURES: attached cast-iron railings on sleeper wall. No.12 (Tower House): c1834-7 by Nash office for James Johnson, physician to William IV. Low slated pitched roofs with wide bracketed eaves and stuccoed slab stacks with dentil enrichment. Italianate design with 3 storey octagonal entrance tower based on Tower of the Winds on angle of 2 and 3 storey villa. Right-hand return with 3 window canted oriel rising through 2 storeys. Pedimented entrance porch with panelled door. Recessed sashes, those above porch blind. Casements with cast-iron balcony to ground floor of oriel. SUBSIDIARY FEATURES: attached low sleeper wall with columns carrying urns; cast-iron railings. No.12A: single storey pedimented building of later date, with tetrastyle pilaster treatment. The former coach house of No.12. No.13: c1834-7 by Nash office. Slated roof with projecting bracketed eaves and stuccoed slab chimney-stack. Semi-detached, abutting at west end on No.14. 2 storeys and basement. Double fronted with 3 windows. Rusticated pilaster strips to ground floor, plain band at 1st floor level and plain pilaster strips to 1st floor. 1st floor sill band. Central entrance with architraved doorway having panelled door and radial fanlight, flanked by tripartite windows with enriched consoles on mullions. Recessed sashes to 1st floor. SUBSIDIARY FEATURES: attached cast-iron railings to areas on sleeper wall with piers, those flanking steps with wreaths and surmounted by urns. No.14: c1834-7 by Nash office. Built by J Johnson. Slated roof with projecting bracketed (coupled) eaves and stuccoed slab chimney-stack. Semi-detached with main facade to Albany Street, abutting at rear on No.13. 3 storeys and basement. Double fronted with 3 windows and 1 window right return. Rusticated stucco. Round-arched doorway with panelled door, radial fanlight and semicircular glass hood on cast-iron brackets, flanked by 3-light canted bay windows with enriched consoles on mullions supporting entablature which continues above doorway. Upper floors with architraved sashes having aprons and louvred shutters. SUBSIDIARY FEATURES: attached cast-iron railings on sleeper wall with openings to light areas. No.17: c1834-7 by Nash office. L-shaped villa in Tudor-Gothic style with steeply pitched slated roofs and gables with tall polygonal stacks and finials. Two storeys, attic and basement, with single storey porch and entrance hall in angle. 2 storeys, attic and basement. 1 window to each gabled facade. Projecting porch with deep parapet and buttressed at angles. Square-headed doorway with hood mould, panelled door and fanlight. Both gabled facades with octagonal pinnacled buttresses, finial at apex and stucco string. Left facade with transomed and mullioned ground floor window, 2-light casement on 1st floor and single light attic casement. Right facade with 4-light transomed and mullioned canted bay window with parapet; 1st floor with 2-light casement and single light attic casement above. SUBSIDIARY FEATURES: attached cast-iron railings to areas and on dwarf wall. Plaque on side of porch commemorating founding of Church of England religious sisterhood here in 1845. No.18: c1832, probably by Pennethorne. Slated gabled roofs with projecting bracketed eaves and tall rectangular chimney pots set diagonally. Rectangular villa with projecting canted bays, attached to No.19 at NW corner. 2 storeys, attic and semi-basement. 2 windows. Square-headed doorway with hood mould and panelled door. Above this, 3 light recessed casement with hood mould; crenellated parapet. Projecting bay to right with 5-light canted bay window rising through ground and 1st floors with small slated roof having bracketed eaves. 2-light attic window above. Right hand return with chimney-stack rising from ground floor level. Projecting bay on right hand return similar but bay window to ground floor only. SUBSIDIARY FEATURES: attached cast-iron railings to areas and on dwarf wall. No.19: c1832, probably by Pennethorne. Slated gabled roofs with projecting bracketed eaves and tall rectangular chimney pots set diagonally. Irregular villa with projecting bays, attached to No.18 at SE corner. 2 storeys, attic and semi-basement. 2 windows. Pointed arch doorway with panelled door and patterned fanlight, above

which a 3-light oriel window with small roof; parapet. Projecting gabled bay to left with 5-light canted bay window rising through ground and 1st floors with small slated roof having bracketed eaves. 2-light attic window above. Left hand return with chimney-stack rising from ground floor level. Projecting bay on left return similar but bay window to ground floor only. SUBSIDIARY FEATURES: attached cast-iron railings to areas and on dwarf wall. 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 onto the Cumberland Basin arm of the Regent's Canal, constructed 1813-16 to service Cumberland Market; filled in 1942-3. Park Village West is listed Grade II* on account of its innovation and completeness.

Listing NGR: TQ2872583366

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 477718

Legacy System: LBS

Sources

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Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Appendix B. Summary of relevant planning policy

- B.1 As No. 10 Park Village West is listed, at Grade II*, works that affect its significance require listed building consent and will be assessed against Government guidance contained in the NPPF and the online NPPG, which gives useful guidance on public benefits. In regional policy, the London Plan (GLA, 2021) contains policies for the historic environment. Local policies in the Camden Local Plan (LBC, 2017) are also relevant.

National: Planning (Listed Buildings and Conservation Areas) Act 1990

- B.2 Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require local planning authorities, in considering whether to grant listed building consent, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.
- B.3 Section 72 of the Act requires local planning authorities, in considering whether to grant planning permission with respect to any buildings or other land in a conservation area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

National: National Planning Policy Framework December 2023

- AB.4 The NPPF sets out the Government's planning policies for England. Section 16, 'Conserving and Enhancing the Historic Environment', contains guidance on how local planning authorities should assess proposals to alter listed buildings. The following paragraphs are relevant to consideration of the present application.

- AB.5 Under 'Proposals affecting heritage assets':

Paragraph 200. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. [...]*

Paragraph 201. *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

Paragraph 203. In determining applications, local planning authorities should take account of:

- a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness.*

AB.6 Under 'Considering potential impacts':

Paragraph 205. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). [...]*

Paragraph 206. *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. [...]*

Paragraph 207 deals with the assessment of proposals that would cause substantial harm to significance, and is not applicable to the proposals.

Paragraph 208. *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

National: Planning Practice Guidance

AB.7 Additional guidance for local planning authorities determining planning and listed building consent applications is available online. It contains the following advice on 'Decision-Taking: Historic Environment':

[...] sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation. (Paragraph: 015)

The guidance discusses the term 'public benefits' as follows:

Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits. Public benefits may include heritage benefits, such as:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation. (Paragraph: 020)*

National: The Setting of Heritage Assets

AB.8 Historic England's guidance note, *The Setting of Heritage Assets* (GPA3; 2010) is clear that:

Setting is not itself a heritage asset, nor a heritage designation ... Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. (HE 2017; para 9)

And:

Consideration of the contribution of setting to the significance of heritage assets, and how it can enable that significance to be appreciated, will almost always include the consideration of views.' Views can be 'static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including [the] asset. (HE 2017; paras 9, 10)

AB.9 The guidance goes on to suggest a staged approach to assessing the impact of changes to setting on the significance of heritage assets:

Step 1: *Identify which heritage assets and their settings are affected*

Step 2: *Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*

Step 3: *Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it*

Step 4: *Explore ways to maximise enhancement and avoid or minimise harm*

Step 5: *Make and document the decision and monitor outcomes.*

Regional: The London Plan 2021

AB.10 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20–25 years and the Mayor’s vision for Good Growth.

AB.11 Chapter 7 of the London Plan, *Heritage and Culture*, contains policies for the protection of the historic environment. Policy HC1 Heritage conservation and growth states: [...]

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Local: Camden Local Plan

AB.12 The Local Plan was adopted on 3 July 2017 and is the basis for planning decisions and future development in the borough. Chapter 7 *Design and Heritage* contains the following policies that are relevant to the proposals.

Policy D1 Design: *The Council will seek to secure high quality design in development. The Council will require that development:*

- a) *respects local context and character;*
- b) *preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- c) *is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- d) *is of sustainable and durable construction and adaptable to different activities and land uses;*
- e) *comprises details and materials that are of high quality and complement the local character; [...]*
- g) *is inclusive and accessible for all;*
- h) *promotes health; [...]*
- n) *for housing, provides a high standard of accommodation; and*
- o) *carefully integrates building services equipment.*

The policy detail on local context and character is contained in paragraph 7.2: The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- *character, setting, context and the form and scale of neighbouring buildings;*
- *the prevailing pattern, density and scale of surrounding development;*
- *the impact on existing rhythms, symmetries and uniformities in the townscape;*
- *the composition of elevations;*
- *the suitability of the proposed design to its intended use;*
- *inclusive design and accessibility;*
- *its contribution to public realm and its impact on views and vistas; and*
- *the wider historic environment and buildings, spaces and features of local historic value.*

Policy D2 Heritage states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

The Council's policy on designated heritage assets repeats the NPPF guidance on proposals that would harm significance.

The Council's policy on conservation areas states that the Council will: *(p) require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area; [...]*

Local: Camden Planning Guidance

AB.13 The Council has issued planning guidance documents. CPG1 Design (July 2015 updated March 2018). Section 3 Heritage sets out the following Key Messages:

Camden has a rich architectural heritage and we have a responsibility to preserve, and where possible, enhance these areas and buildings.

- *We will only permit development within conservation areas that preserves and enhances the character and appearance of the area [...]*
- *Historic buildings can and should address sustainability and accessibility.*

Local: Conservation Area Appraisal and Management Strategy 2011

AB.14 LB Camden adopted the *Regent's Park Conservation Area Appraisal and Management Strategy* on 11 July 2011 This sets out the Council's approach to assessment of proposals and addressing issues that have the potential to impact on the special interest of the Regent's Park Conservation Area. This includes the following guidance.

AB.15 Under 3 'Maintaining Character — General Approach', the *Appraisal* includes:

- *applications for development will be determined having regard to the special interest of the Conservation Area and the specialist advice of conservation officers and consultation with the Regent's Park Conservation Area Advisory Committee;*
- *in undertaking its development control function the Council will ensure that that the historic grain, patterns, forms, and details which are an essential part of the special architectural character of Regent's Park Conservation Area are preserved, repaired and reinstated where appropriate;*

AB.16 Under 6.2 'Maintaining special character', the *Appraisal* offers the following guidance:

Details and features tend to have a distinctive character on buildings originally developed in groups or terraces. The individual group details should be retained and enhanced on a project

by project basis, taking into considering the following guidance and with reference to the Crown Estate Maintenance Guide:

Doors and windows should be restored to original glazing material and configuration where they have been replaced in the past. Typically windows are wooden sliding sashes with slim glazing bars, crown glass and shutters. Paths and boundary walls/hedges and other details characteristic of the street should be reinstated to the original design. Typically these are Portland stone steps, cast iron railings, painted house numbers, original ironmongery.

Roof materials are Welsh slate or clay tiled on the Cumberland Market Estate, dormers are lead covered or grey painted. Aerials and satellite dishes should be hidden; never located on the front elevation and not usually on the rear elevation where this is detrimental to the listed buildings or the views of and between listed buildings or buildings which make a positive contribution to the conservation area.

Extensions to front or side roof slopes are likely to break the important, regular composition of the roof lines and so harm the appearance of the conservation area.

Infilling of front basement areas will normally be resisted in order to preserve the original plan form and setting of the building. Unpainted stock brickwork should not be painted in the mews, or elsewhere.

Decoration in the mews should follow the Crown Estate guidelines, with painted rendered reveals, white painted first floor joinery, black painted cast iron rainwater and other pipes.

Painting of the stucco and flashings follows the Quadrennial maintenance programme by the Crown Estate in Crown Cream paint.

Security cameras and security alarm boxes are subject to consent and should be unobtrusive or out of sight. Metal security grilles are not appropriate.

Pressure on removal of boundary walls and the use of gardens for parking, and the paving over of soft landscape will be resisted.

Pressure for upgrading of energy efficiency will be balanced against the effect upon or loss of historic and architectural character.

AB.17 Discussing 'New buildings', the Appraisal states:

There is little scope for new buildings in the area; however, new work should reflect the character, scale, building lines, materials and colour palette of the area or sub-area.

AB.18 7.2 Guidance 'Control over new development' includes:

Development proposals should preserve or enhance the character or appearance of the Regent's Park Conservation Area and that of the neighbouring Regent's Park Conservation Area within the City of Westminster. This requirement applies equally to developments which are outside the conservation area but which would affect its setting or views into or out of the area. High quality design and high quality execution will be required of all new development at all scales.

The appearance of all buildings of architectural or historic interest (listed and unlisted) within the conservation area can be harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example, the loss of original joinery, sash windows,

porches and front doors can have considerable negative impact on the appearance of a historic building and the wider area. Insensitive re-pointing and inappropriate painting or render will harm the appearance and the long-term durability of historic brickwork.

In all cases the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair.

AB.19 7.6 'Trees, green spaces and biodiversity strategy' states;

The landscape and buildings are part of one composition and are of equal importance in the character of the area. As stated above, the Royal Parks Agency, the Crown Estates Paving Commission, the council and private individuals have responsibility for the upkeep of parts of the landscape. The trees in the park and the terrace gardens make a significant impact on how the area appears today.

Gardens and front boundary treatment: *Front and rear gardens within the residential streets make an important contribution to the streetscape and character of the residential area. The Council will resist the loss of soft landscaping and original boundary walls and railings, as well as the loss of gardens through basement developments.*

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