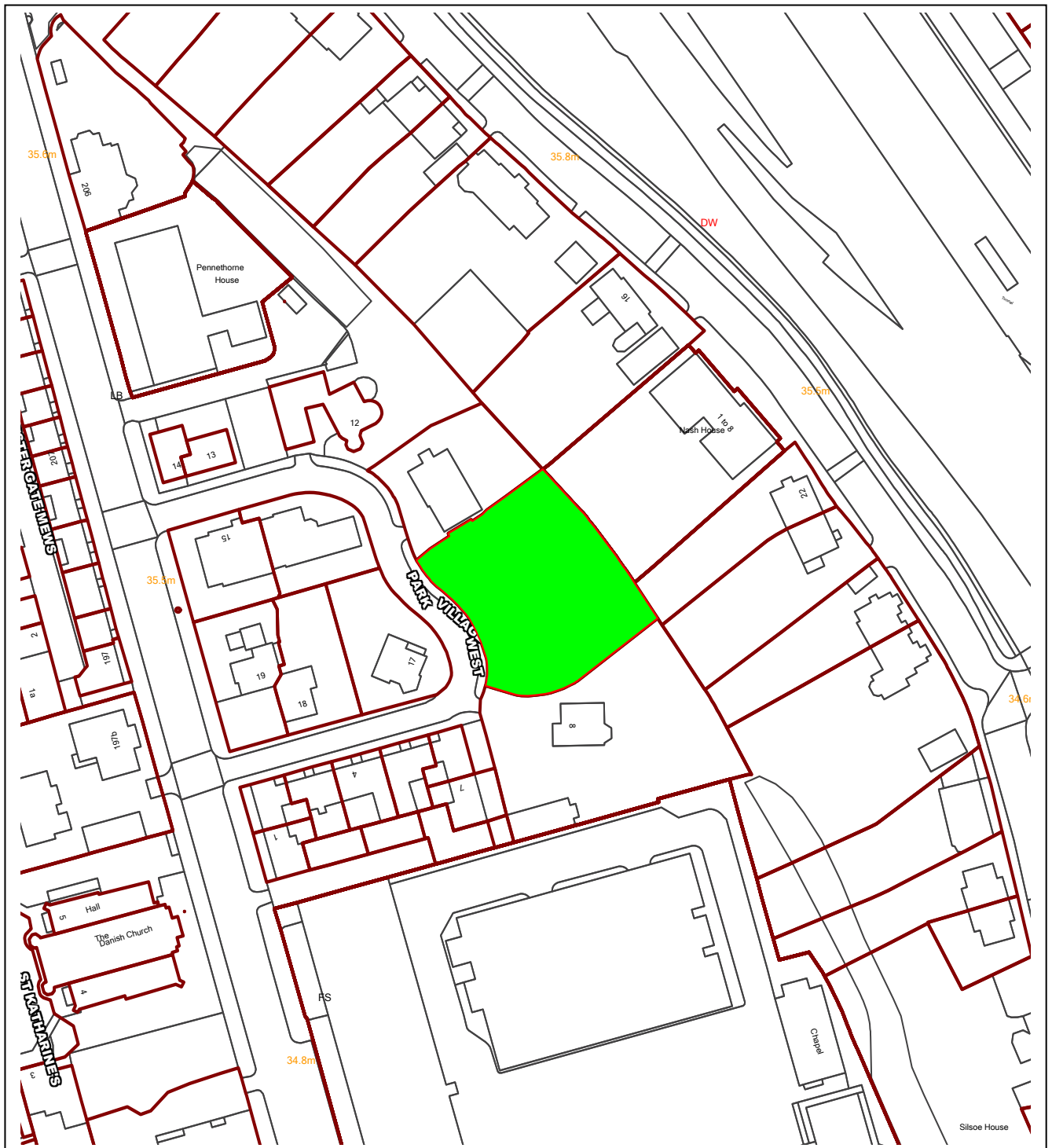


2024/2101/P & 2024/2204/L – 10 Park Village West



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Photos and Drawings – 10 Park Village West



1. Aerial view of Park Village West (approximate outline of no.10 highlighted in red).



2. Front elevation and front entrance steps of the site from Park Village West.



3. Existing non-original conservatory to the rear of the site.



4. Photographs of existing rear garden: timber retaining walls (left); east terrace (middle); timber steps (right).



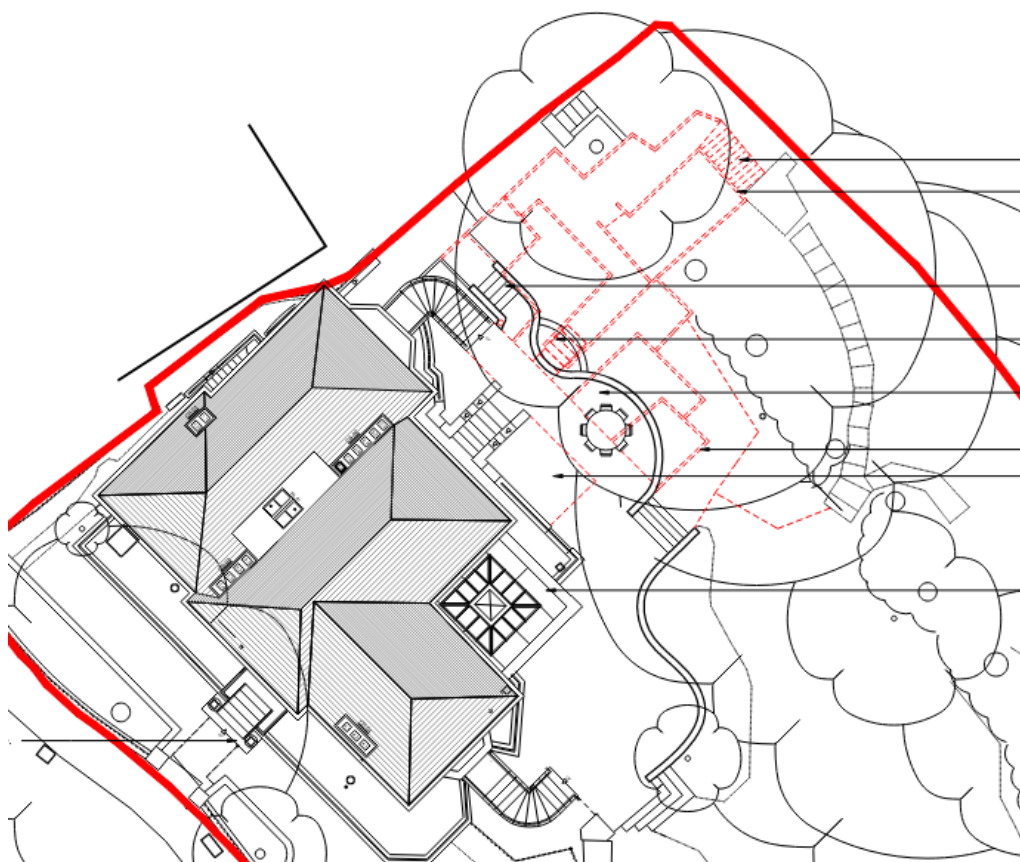
5. Proposed east elevation showing replacement rear extension.



6. Proposed south elevation showing replacement rear extension.



7. Proposed west elevation showing works to entrance steps.



8. Proposed site plan showing landscaping works to rear garden (removal works shown by red dashed line).

Delegated Report		Analysis sheet		Expiry Date:	19/07/2024
(Members' Briefing)		N/A / attached		Consultation Expiry Date:	30/06/2024
Officer			Application Number(s)		
Sam FitzPatrick			i) 2024/2101/P ii) 2024/2204/L		
Application Address			Drawing Numbers		
10 Park Village West London NW1 4AE			Please refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
i) Various works to facilitate refurbishment of house including: alterations to entrance steps, replacement of existing conservatory with single-storey extension, alterations to external walls and windows, replacement of garden retaining walls and landscaping works to rear garden.					
ii) Various works to facilitate refurbishment of house including: internal alterations throughout building including removal of modern fittings, alterations to entrance steps, replacement of existing conservatory with single-storey extension, alterations to external walls and windows, replacement of garden retaining walls and landscaping works to rear garden.					
Recommendation(s):		i) Grant conditional planning permission ii) Grant conditional listed building consent			
Application Type:		i) Householder application ii) Listed building consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice.			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>Site notices were displayed from 05/06/2024 to 29/06/2024 and a press notice was published on 06/06/2024, expiring on 30/06/2024.</p> <p>One objection was received from a neighbouring member of the public, whose concerns can be summarised as follows:</p> <ul style="list-style-type: none">The proposed garage would obstruct views into the valley towards Park Village East, as well as compromise the woodland character of the garden;The proposed replacement extension should feature wooden window frames that are painted white;The proposed replacement chimney pieces are too large for the rooms (internally). <p><u>Officer Response:</u></p> <ul style="list-style-type: none"><i>The proposed garage has now been removed from the proposal and as such, concerns relating to the garage are no longer relevant;</i><i>The proposed external and internal works (including the window frames to the extension and the replacement chimney pieces) are assessed in section 4 of this report, which should be referred to for concerns relating to design and conservation.</i>			
Regent's Park Conservation Area Advisory Committee	<p>An objection was received from the Regent's Park Conservation Area Advisory Committee (CAAC), which can be summarised as follows:</p> <ul style="list-style-type: none">No comment is made on the internal alterations given the extent of refurbishment work that has taken place since the 1970s to the 1990s;The proposed extension replacing the conservatory would not be sufficiently subordinate to the L-shaped plan of the building, which contributes to its significance. The structure is overly dominant, and the materials proposed would subvert the modest subordinate character;The proposed garage would undermine the landscape of the Park Villages and harm the host building's special character and contribution to the special character of the Park Villages, as well as fail to preserve or enhance the character and appearance of the conservation area;The landscaping works to the rear garden would involve the installation of hard paving and structures that would conflict with the informal soft landscape, and harm the special character of the listed building and fail to preserve and enhance the character and appearance of the conservation area. The lack of proposed balustrading is noted, as these are likely to be required. <p><u>Officer response:</u></p> <ul style="list-style-type: none"><i>Please see section 4 of this report for all concerns relating to design and conservation, including assessment of proposed external alterations to the building;</i><i>Please see section 6 of this report for all concerns relating to trees and landscaping;</i><i>It is noted that the proposed garage has been removed from the proposal and as such, concerns relating to the garage and its impact are no longer relevant.</i>			

Historic England

Historic England responded to a request for consultation to confirm that they were satisfied for the application to be determined by the Council, and the authorisation has been endorsed by the Secretary of State.

Site Description

The application relates to a detached two storey villa (with lower ground level) located on the eastern side of Park Village West. The building was constructed in the 1830s and is part of a group of 16 related stucco houses, designed by John Nash, James Pennethorne, and associates. The house is in use as a single dwellinghouse and is set within a large garden, and it is located within the Regent's Park Conservation Area.

Relevant History

Application site

2024/0344/P – Details of landscaping required by condition 3 of planning permission 2023/3632/P dated 21/12/2023 (installation of new estate railing to boundary). **Details approved 03/04/2024.**

2023/3632/P + 2023/4692/L – Removal of existing wire mesh fence and installation of new estate railing to boundary. **Planning permission and listed building consent granted 21/12/2023.**

2020/0704/L – Internal and external alterations including erection of three storey side extension and installation of rooflight on side roof slope. **Listed building consent granted 04/08/2020.**

2019/6033/P – External alterations including erection of three storey side extension and installation of rooflight on side roof slope. **Planning permission granted 04/08/2020.**

2012/6204/P + 2012/6218/L – Installation of handrails to existing steps at front entrance of dwelling (Class C3). **Planning permission and listed building consent granted 24/01/2013.**

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **A2** Open space
- **A3** Biodiversity
- **D1** Design
- **D2** Heritage

Camden Planning Guidance

- CPG Amenity (Jan 2021)
- CPG Design (Jan 2021)
- CPG Home Improvements (Jan 2021)
- CPG Trees (Mar 2019)

Regent's Park Conservation Area Appraisal and Management Strategy (2011)

Draft Camden Local Plan

The Council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

1. The proposal

- 1.1. Planning permission and listed building consent are sought for the replacement of the existing conservatory to the rear of the property with a new extension, alterations to the front entrance steps, general refurbishment of the interior of the property, and landscaping works to the rear. The extension would be single storey and would roughly match the dimensions of the existing extension, with no increase in footprint compared to existing.

2. Revisions

- 2.1. It should be noted that the original submission included the erection of a garage building to the front of the site, as well as the installation of air source heat pumps to the side of the garage. Following consultation, these elements of the proposal was removed from the submission, and as such the drawings have been amended accordingly.

3. Assessment

- 3.1. The principal considerations material to the determination of this application are as follows:
- Design and conservation
 - Amenity
 - Trees and landscaping

4. Design and conservation

- 4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 (Design) of the Local Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area. The Council welcomes high quality contemporary design which responds to its context. Camden's Local Plan Document is supported by Supplementary Planning Guidance CPG (Design).
- 4.2. Local Plan 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 and listed buildings. To comply with Policy D2, the Council will require that development involving a listed building will be resisted where the significance or special architectural and historic interest of the building would be harmed.
- 4.3. The Regent's Park Conservation Area Appraisal and Management Strategy makes specific reference to the picturesque suburban setting of Park Village West, and the development that the application site is part of makes a strong positive contribution to the character and appearance of the conservation area. The significance of no.10 includes its association with Nash (the architect), the building's architectural design and materials, floorplan, townscape value, and its evidential value as an early 19th century picturesque villa.
- 4.4. It should be noted that the house has undergone a number of extensions and refurbishments. The external appearance of the building remains recognisable with little change, but the internal features and decoration have been altered substantially. The staircase, drawings room, and some other limited internal features remain as original, but even the spatial qualities of some of the rooms have been altered by the introduction of false ceilings.
- 4.5. In terms of the internal works, the proposal would involve the stripping out of twentieth century fabric and the return to a more 'original' interpretation of the room arrangement, architectural detailing, and decoration. The existing fire surrounds and fire baskets would be replaced with reclaimed fire surrounds and baskets that are contemporary in date and more appropriate in design for the house. Throughout the house, it is also proposed to reintroduce appropriate detailed decorate plasterwork. The internal revisions would reinstate more appropriate features for the character of the house, and would not involve the loss of historic fabric. As such, it is considered these alterations would not harm the special interest of the building, impact detrimentally upon the internal appearance or spatial quality, and would maintain appropriate plan form, so would be supported.

- 4.6. The works to the front entrance steps would involve the recladding of the existing cast concrete with natural stone. This would include a bullnose profile to the front of each tread, and the stone would be cut in York Sandstone with a brushed finish. The existing handrails that were consented in 2012 under the applications 2012/6204/P and 2012/6218/L would be retained. These works would not harm the special interest of the host building, nor the character and appearance of the conservation area, and so would be supported.
- 4.7. To the rear, it is proposed to replace the existing 1980s conservatory with a new extension, which would be set within the same footprint and more closely match the existing building in terms of design and appearance. The existing glazed aluminium frame, steel structural elements, and steel railings would be removed and replaced with an extension that is more akin to an orangery in design. The new extension would be constructed with stone architraves, stucco, coping, and cornicing to match the existing building, along with bronze casement windows and panelling and a matching bronze lantern rooflight. The height of the structure would be reduced slightly so that it aligns with the band course of the existing building. The footprint of the extension would be exactly the same as the footprint of the existing conservatory, and as such there would be no increase in massing or scale. The replacement extension would be constructed of appropriate materials for the context of the building and surrounding area, and the works would maintain a subordinate relationship with the host property. Due to its siting and positioning, there would also be very limited public visibility of the works to the rear, and the removal of the modern conservatory addition would be acceptable. The replacement extension would not harm the significance of the listed building and would preserve the character and appearance of the surrounding conservation area.
- 4.8. It is proposed to carry out landscaping works to the rear of the property, which largely involve the removal and replacement of rotten retaining walls that are currently in place. The existing retaining walls and steps are constructed with timber that is of a poor quality and no longer fit for purpose or safe to use. These elements would be replaced with stone retaining walls and the patio area would be extended slightly to create an enlarged terrace facing the rear garden. This area to the rear of the building would be regraded to accommodate the new terrace area, however there would be no significant loss of permeable surfacing and no trees are proposed for removal. It is noted that the garden layout at the application site has already been altered, which does reduce its historic value, but the garden and the wooded dell in the former canal do still remain, and are considered to contribute to the character and appearance of the conservation area. The works to the rear would not undermine this contribution and would not detract from the significance of the heritage asset. Further details of landscaping would be secured by condition.
- 4.9. The proposal has been reviewed by the Council's Conservation Officer, who has confirmed that the works (as amended) would be acceptable and would preserve the character and appearance of the conservation area overall, as well as the special architectural and historic interest of the listed building. The Council has had special regard to the desirability of preserving the character and appearance of the Conservation Area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the listed building, its setting, and its features of special architectural and historic interest, under s.16 and s.66 of the same act.
- 4.10. Overall, the proposal is not considered harmful to the character or appearance of the host building, street of which it is part, or the wider Regent's Park Conservation Area. The special architectural or historic interest of the listed building would also not be harmed, and the proposal is therefore in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

5. Amenity

- 5.1. Policy A1 (Managing the impact of development) seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes, as well as impacts caused from the construction phase of development.
- 5.2. Given the nature of the proposals, it is expected that there would not be any substantial impact on the amenity of neighbouring residents. The replacement extension and other external works would not involve any increase in massing or the creation of any new opportunities for overlooking, so there would be no impact on light availability or privacy. Additionally, the nature of the area is such that nearby houses are detached and set some distance from the host property, so any impact would not be

considered significant.

- 5.3. It is noted that, although air source heat pumps were originally included as part of this application, this element of the proposal has since been removed. As such, any potential impacts in terms of noise disturbance would no longer be considered relevant.
- 5.4. Overall, the works would not have any negative impacts on the amenity currently enjoyed by neighbouring residents and would therefore comply with Policy A1 of the London Borough of Camden Local Plan 2017.

6. Trees and landscaping

- 6.1. The Council will aim to preserve existing tree and canopy coverage while increasing and improving tree coverage where possible and appropriate. Policy A2 (Open space) aims to protect and enhance open spaces and green infrastructure, including non-designated spaces with nature conservation, townscape, and amenity value, including gardens. Policy A3 (Biodiversity) looks to protect and enhance sites of nature conservation and biodiversity by assessing developments against their ability to realise biodiversity benefits, protect existing trees where possible, and provide replacement planting where necessary. These policies are supported by CPG 'Trees' and CPG 'Biodiversity'.
- 6.2. The proposal previously involved the removal of two trees to facilitate development, which were located in the front garden where the garage was originally proposed. The trees that were to be removed are a small apple and a small maple tree, both of which are too small to be included in the tree survey (in accordance with BS5837:2012), and neither of which are considered to significantly contribute to the character and appearance of the conservation area. Regardless, the garage is no longer proposed as part of this application and has been removed from the plans. As such, the trees would no longer need to be removed. The tree protection details have been reviewed by the Council's Trees and Landscaping Officer, who has confirmed that they are satisfied that these and the landscaping proposals in their totality would comply with the policies of the Local Plan. The tree protection details and landscaping plans are secured by condition.
- 6.3. As such, the proposal is considered to contribute to the biodiversity value of the site and biodiversity of the area more generally and preserve the amenity value of the garden. It is therefore compliant with Policies A2 and A3 of the London Borough of Camden Local Plan 2017.

7. Conclusion

- 7.1. In conclusion, the proposed works would preserve the character, setting, and the special architectural and historic interest of the listed host buildings, as well as the character and appearance of the Regent's Park Conservation Area. The works would also not significantly impact the amenity of neighbouring residents and the proposed landscaping alterations would protect existing trees and achieve a high quality of landscaping that contributes to the visual amenity and character of the area. As such, the proposal is considered to comply with the requirements of Policies A1, A2, A3, D1, and D2 of the London Borough of Camden Local Plan 2017.

8. Recommendation

- 8.1. Grant conditional planning permission.
- 8.2. Grant conditional listed building consent.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 2nd September 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2024/2101/P
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 27 August 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
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WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Simon Morray-Jones Architects Ltd
21 Milsom Street
Bath
BA1 1DE
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 Park Village West
London
NW1 4AE

Proposal:

Various works to facilitate refurbishment of house including: alterations to entrance steps, replacement of existing conservatory with single-storey extension, alterations to external walls and windows, replacement of garden retaining walls and landscaping works to rear garden.

Drawing Nos:

Drawings:

DECISION

1328_EX_100_P2; 1328_EX_100.1_P2; 1328_EX_101_P2; 1328_EX_102_P2;
 1328_EX_103_P2; 1328_EX_104_P2; 1328_EX_106_P2; 1328_EX_110_P2;
 1328_EX_111_P2; 1328_EX_112_P2; 1328_EX_116_P1; 1328_EX-201_P2; 1328_EX-
 202_P2; 1328_EX-203_P2; 1328_EX-204_P2; 1328_EX-301_P2; 1328_301.1_P1;
 1328_EX-302_P2; 1328_EX-303_P2; 1328_EX-500_P1; 1328_EX-501_P1; 1328_EX-
 502_P1; 1328_EX-503_P1; 1328_EX-504_P1; 1328_100_P3; 1328_100.1_P4;
 1328_100.2_P3; 1328_101_P2; 1328_102_P2; 1328_103_P2; 1328_104_P2;
 1328_105_P3; 1328_106_P2; 1328_107_P2; 1328_108_P3; 1328_109_P1; 1328_111_P1;
 1328_112_P2; 1328_118_P1; 1328_118.1_P1; 1328_201_P2; 1328_202_P2;
 1328_203_P2; 1328_204_P3; 1328_205_P2; 1328_207_P2; 1328_208_P3; 1328_301_P2;
 1328_301.1_P1; 1328_302_P2; 1328_303_P2; 1328_304_P1; 1328_304.1_P1;
 1328_305_P2; 1328_306_P2; 1328_501_P1; 1328_502_P1; 1328_503_P1; 1328_504_P1;
 1328_505_P1; 1328_506_P1; 1328_507_P1; 1328_508_P1; 1328_509_P1;
 1328_510.1_P1; 1328_510.2_P1; 1328_511_P1; 1328_512_P1; 1328_513.1_P1;
 1328_513.2_P1; 1328_514_P1; 1328_515_P1; 1328_516_P1; 1328_517_P1;
 1328_518_P1; 1328_519_P1; 1328_520_P1; 1328_4101_P1; 1328_4103_P1;
 1328_4105_P1; 1328_4108_P1; 1328_4203_P1; 1328_4208_P1; 1328_4209_P1.

Supporting documents:

Design and Access Statement P2 (prepared by Simon Morray-Jones Architects, dated 13/08/2024); Heritage Statement (prepared by Spurstone Heritage, dated August 2024); Structural Assessment Report (prepared by Conisbee, dated 23/05/2024); Arboricultural Report Impact Assessment (prepared by Crown Tree Consultancy, dated 04/04/2024); Tree Schedule; Tree Report Drawings.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

1328_EX_100_P2; 1328_EX_100.1_P2; 1328_EX_101_P2; 1328_EX_102_P2;
 1328_EX_103_P2; 1328_EX_104_P2; 1328_EX_106_P2; 1328_EX_110_P2;
 1328_EX_111_P2; 1328_EX_112_P2; 1328_EX_116_P1; 1328_EX-201_P2;
 1328_EX-202_P2; 1328_EX-203_P2; 1328_EX-204_P2; 1328_EX-301_P2;
 1328_301.1_P1; 1328_EX-302_P2; 1328_EX-303_P2; 1328_EX-500_P1;
 1328_EX-501_P1; 1328_EX-502_P1; 1328_EX-503_P1; 1328_EX-504_P1;
 1328_100_P3; 1328_100.1_P4; 1328_100.2_P3; 1328_101_P2; 1328_102_P2;
 1328_103_P2; 1328_104_P2; 1328_105_P3; 1328_106_P2; 1328_107_P2;
 1328_108_P3; 1328_109_P1; 1328_111_P1; 1328_112_P2; 1328_118_P1;
 1328_118.1_P1; 1328_201_P2; 1328_202_P2; 1328_203_P2; 1328_204_P3;
 1328_205_P2; 1328_207_P2; 1328_208_P3; 1328_301_P2; 1328_301.1_P1;
 1328_302_P2; 1328_303_P2; 1328_304_P1; 1328_304.1_P1; 1328_305_P2;
 1328_306_P2; 1328_501_P1; 1328_502_P1; 1328_503_P1; 1328_504_P1;
 1328_505_P1; 1328_506_P1; 1328_507_P1; 1328_508_P1; 1328_509_P1;
 1328_510.1_P1; 1328_510.2_P1; 1328_511_P1; 1328_512_P1; 1328_513.1_P1;
 1328_513.2_P1; 1328_514_P1; 1328_515_P1; 1328_516_P1; 1328_517_P1;
 1328_518_P1; 1328_519_P1; 1328_520_P1; 1328_4101_P1; 1328_4103_P1;
 1328_4105_P1; 1328_4108_P1; 1328_4203_P1; 1328_4208_P1; 1328_4209_P1;
 Design and Access Statement P2 (prepared by Simon Morray-Jones Architects,
 dated 13/08/2024); Heritage Statement (prepared by Spurstone Heritage, dated
 August 2024); Structural Assessment Report (prepared by Conisbee, dated
 23/05/2024); Arboricultural Report Impact Assessment (prepared by Crown Tree
 Consultancy, dated 04/04/2024); Tree Schedule; Tree Report Drawings.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work to include an auditable schedule of arboricultural site monitoring shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of Policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1, and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1, and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 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) 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.

- 4 Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is a Householder application.

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 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

DECISION

Application ref: 2024/2204/L
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 27 August 2024

Development Management
Regeneration and Planning
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planning@camden.gov.uk
www.camden.gov.uk

Simon Morray-Jones Architects Ltd
21 Milsom Street
Bath
BA1 1DE
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
10 Park Village West
London
NW1 4AE

DECISION

Proposal:

Various works to facilitate refurbishment of house including: internal alterations throughout building including removal of modern fittings, alterations to entrance steps, replacement of existing conservatory with single-storey extension, alterations to external walls and windows, replacement of garden retaining walls and landscaping works to rear garden.

Drawing Nos:

Drawings: 1328_EX_100_P2; 1328_EX_100.1_P2; 1328_EX_101_P2; 1328_EX_102_P2; 1328_EX_103_P2; 1328_EX_104_P2; 1328_EX_106_P2; 1328_EX_110_P2; 1328_EX_111_P2; 1328_EX_112_P2; 1328_EX_116_P1; 1328_EX-201_P2; 1328_EX-202_P2; 1328_EX-203_P2; 1328_EX-204_P2; 1328_EX-301_P2; 1328_301.1_P1; 1328_EX-302_P2; 1328_EX-303_P2; 1328_EX-500_P1; 1328_EX-501_P1; 1328_EX-502_P1; 1328_EX-503_P1; 1328_EX-504_P1; 1328_100_P3; 1328_100.1_P4; 1328_100.2_P3; 1328_101_P2; 1328_102_P2; 1328_103_P2; 1328_104_P2; 1328_105_P3; 1328_106_P2; 1328_107_P2; 1328_108_P3; 1328_109_P1; 1328_111_P1; 1328_112_P2; 1328_118_P1; 1328_118.1_P1; 1328_201_P2; 1328_202_P2; 1328_203_P2; 1328_204_P3; 1328_205_P2; 1328_207_P2; 1328_208_P3; 1328_301_P2; 1328_301.1_P1; 1328_302_P2; 1328_303_P2; 1328_304_P1; 1328_304.1_P1; 1328_305_P2; 1328_306_P2; 1328_501_P1; 1328_502_P1; 1328_503_P1; 1328_504_P1; 1328_505_P1; 1328_506_P1; 1328_507_P1; 1328_508_P1; 1328_509_P1; 1328_510.1_P1; 1328_510.2_P1; 1328_511_P1; 1328_512_P1; 1328_513.1_P1; 1328_513.2_P1; 1328_514_P1; 1328_515_P1; 1328_516_P1; 1328_517_P1; 1328_518_P1; 1328_519_P1; 1328_520_P1; 1328_4101_P1; 1328_4103_P1; 1328_4105_P1; 1328_4108_P1; 1328_4203_P1; 1328_4208_P1; 1328_4209_P1.

Supporting documents: Design and Access Statement P2 (prepared by Simon Morray-Jones Architects, dated 13/08/2024); Heritage Statement (prepared by Spurstone Heritage, dated August 2024); Structural Assessment Report (prepared by Conisbee, dated 23/05/2024); Arboricultural Report Impact Assessment (prepared by Crown Tree Consultancy, dated 04/04/2024); Tree Schedule; Tree Report Drawings.

The Council has considered your application and decided to grant 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:

1328_EX_100_P2; 1328_EX_100.1_P2; 1328_EX_101_P2; 1328_EX_102_P2;
 1328_EX_103_P2; 1328_EX_104_P2; 1328_EX_106_P2; 1328_EX_110_P2;
 1328_EX_111_P2; 1328_EX_112_P2; 1328_EX_116_P1; 1328_EX-201_P2;
 1328_EX-202_P2; 1328_EX-203_P2; 1328_EX-204_P2; 1328_EX-301_P2;
 1328_301.1_P1; 1328_EX-302_P2; 1328_EX-303_P2; 1328_EX-500_P1;
 1328_EX-501_P1; 1328_EX-502_P1; 1328_EX-503_P1; 1328_EX-504_P1;
 1328_100_P3; 1328_100.1_P4; 1328_100.2_P3; 1328_101_P2; 1328_102_P2;
 1328_103_P2; 1328_104_P2; 1328_105_P3; 1328_106_P2; 1328_107_P2;
 1328_108_P3; 1328_109_P1; 1328_111_P1; 1328_112_P2; 1328_118_P1;
 1328_118.1_P1; 1328_201_P2; 1328_202_P2; 1328_203_P2; 1328_204_P3;
 1328_205_P2; 1328_207_P2; 1328_208_P3; 1328_301_P2; 1328_301.1_P1;
 1328_302_P2; 1328_303_P2; 1328_304_P1; 1328_304.1_P1; 1328_305_P2;
 1328_306_P2; 1328_501_P1; 1328_502_P1; 1328_503_P1; 1328_504_P1;
 1328_505_P1; 1328_506_P1; 1328_507_P1; 1328_508_P1; 1328_509_P1;
 1328_510.1_P1; 1328_510.2_P1; 1328_511_P1; 1328_512_P1; 1328_513.1_P1;
 1328_513.2_P1; 1328_514_P1; 1328_515_P1; 1328_516_P1; 1328_517_P1;
 1328_518_P1; 1328_519_P1; 1328_520_P1; 1328_4101_P1; 1328_4103_P1;
 1328_4105_P1; 1328_4108_P1; 1328_4203_P1; 1328_4208_P1; 1328_4209_P1;
 Design and Access Statement P2 (prepared by Simon Morray-Jones Architects,
 dated 13/08/2024); Heritage Statement (prepared by Spurstone Heritage, dated
 August 2024); Structural Assessment Report (prepared by Conisbee, dated
 23/05/2024); Arboricultural Report Impact Assessment (prepared by Crown Tree
 Consultancy, dated 04/04/2024); Tree Schedule; Tree Report Drawings.

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

Informative(s):

- 1 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.

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 2023.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer