

**No. 10 Park Village West, London NW1 4AE:  
Renewable Energy Installation**

**Heritage Statement  
For  
Ms Elisabeth Krohn**

**November 2024**

# No 10 Park Village West, London NW1 4AE

## Heritage Statement

### November 2024

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## Executive Summary

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

The proposal is for:

- Installation of solar (photovoltaic) panels on the inner slopes of the house roof.
- Construction of a new detached plant room with adjoining pergola.
- Installation of two Air Source Heat Pumps on the garden elevation of the plant room.
- Resurfacing part of existing drive with new stone finishes.
- Replacement of timber garden fence located between garden and drive.

Repairs to the boundary wall and railings will be carried out in the course of these works.

The significance of the parts of the Site that would be affected by the proposal may be summarised as:

<b>High</b>	External elevations of the main house; format of the roof (but not the existing covering, recently replaced); the front boundary wall and railings; planned picturesque landscape setting; greenery provided by large garden and mature trees
<b>Moderate</b>	Nothing noted
<b>Low</b>	Nothing noted
<b>Neutral</b>	Nothing noted
<b>Detracts</b>	Condition of existing bound gravel driveway and boundary wall.

The scheme has been designed by Simon Morray-Jones Architects, who have been working since 2022 on proposals, recently approved, to renovate the house and replace an existing conservatory. This application builds upon what has been approved, so that all the works can be done in tandem.

The proposal has been developed with a full understanding of the relative significance of the different parts of the Site, and refined with the benefit of advice from LB Camden and the Regent's Park Conservation Area Advisory Committee.

It would cause less than substantial harm to the significance of the listed building through change within its setting. The harm would be at the low end of that scale of harm. It would cause a trivial degree of less than substantial harm to the Regent's Park Conservation Area.

The harm would be mitigated by new planting, including climbing plants on the pergola that would screen the plant room in views from the street.

NPPF para. 208 requires that the harm be weighed against the public benefits of the proposal. The proposal will provide the house with energy from renewable sources. It will improve the efficiency of operation, reduce running costs and reduce the net carbon cost of servicing the building. It will support the continued use of No. 10 Park Village West as a private family dwelling, which is the optimum viable use of the heritage asset.

The Applicant hopes that her innovative individual response to the Climate Emergency will be an exemplary project, which will encourage others to adopt similar low-carbon approaches to heating and servicing their houses.

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 for the installation of solar panels on the concealed inner roof slopes at No. 10 Park Village West, construction of a plant room in the garden for four air source heat pumps (ASHPs), a pergola to screen the plant room, and improvements to the hard landscaping. It should be read in conjunction with the drawings and Design & Access Statement by Simon Morray-Jones Architects.
- 1.2 The Site is within the garden of No. 10. 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 also 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 a description of the Site. Section 3 contains a summary 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 (HE) *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 proposal in light of the relevant policies in the NPPF and the Local Plan (LBC 2017), and HE guidance, *The Setting of Heritage Assets* (HE 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, and information supplied by the Architect. 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).





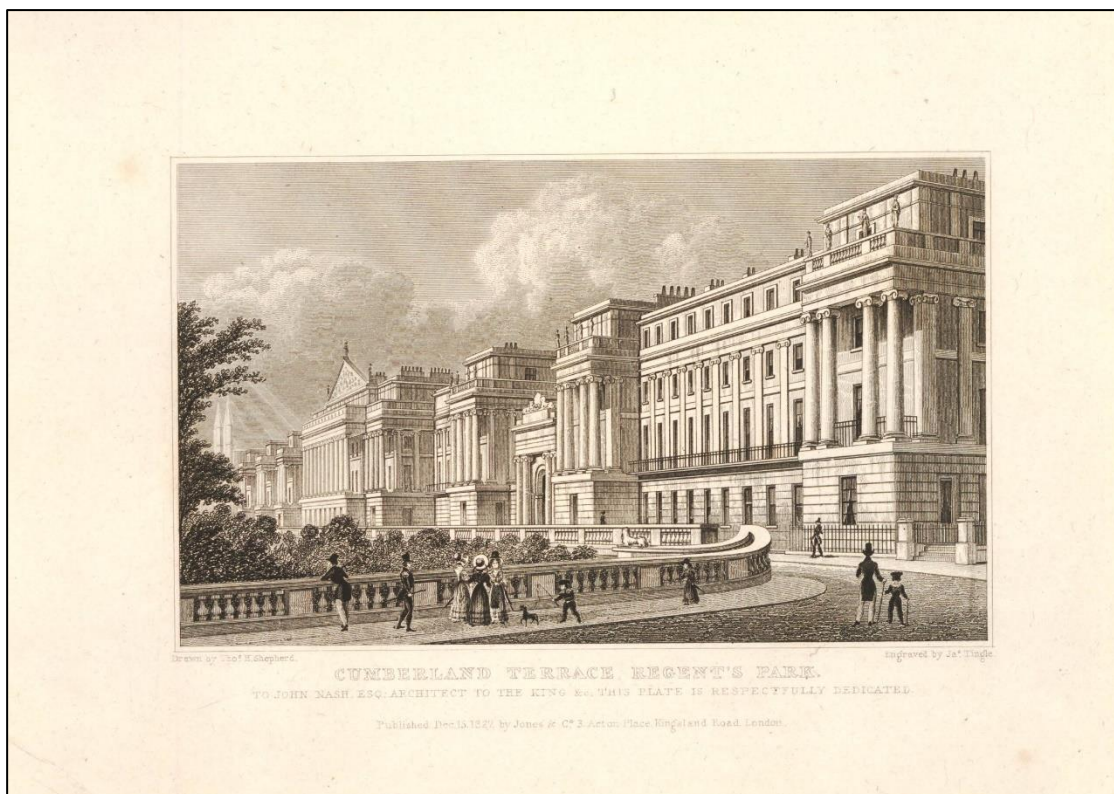
*Fig 3. No. 10 seen from the roadway, looking towards proposal site (Simon Morray-Jones Architects)*



*Fig 4. The site of the proposed plant room (Simon Morray-Jones Architects)*

- 2.3 No. 10 is a detached house in Italianate style, set within a large garden behind a low wall with cast-iron railings and hedging. It has a low-pitched hipped roof with slate slopes and deep overhanging eaves, and partial lightwells on all sides. The exterior is finished in stucco, lightly incised to suggest finely jointed ashlar masonry, and painted cream (Figs 3 and 4).
- 2.4 It is one of 16 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 houses and their gardens, and the street as a whole, make a strong positive contribution to the character and appearance of the conservation area.

### 3. History



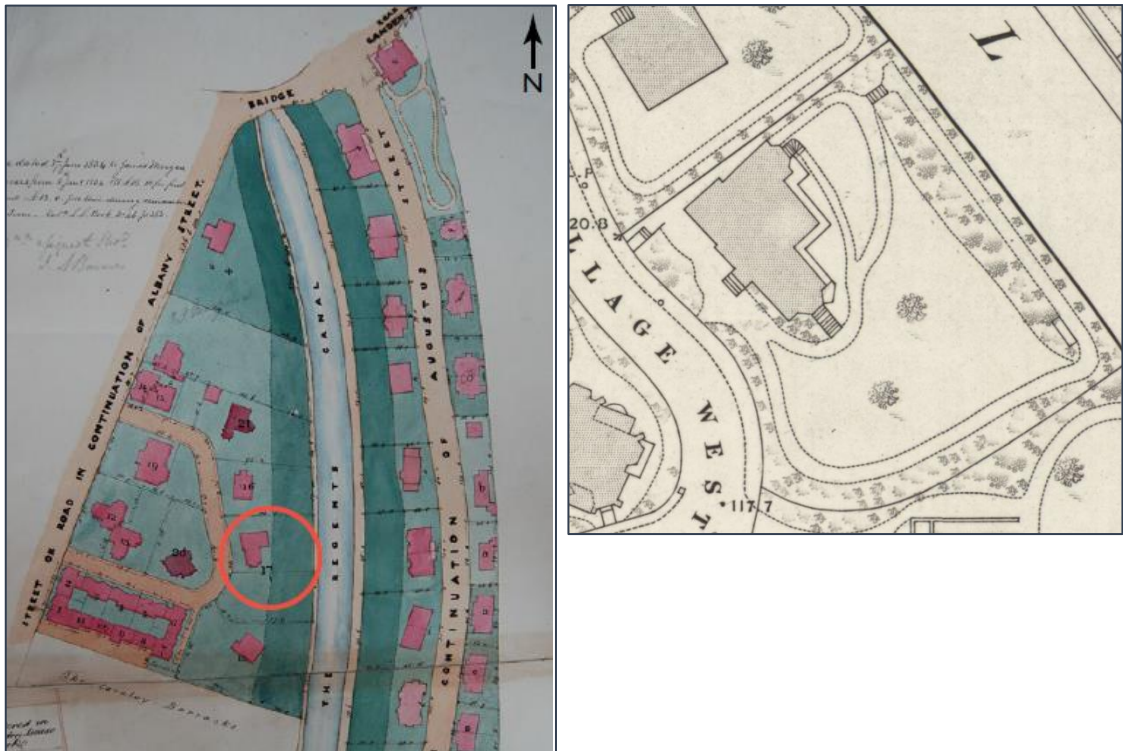
*Fig 5. Thomas Shepherd, Cumberland Terrace, Regent's Park, 1827*

- 3.1 The history of Regent's Park has been described in detail in numerous published accounts, several of which are listed in Section 6 below. The history of No. 10 Park Village West was described in the Heritage Statement that accompanied applications 2024/2204/L and 2024/2101/P, both approved 19 September 2024. This summary therefore deals only with the history of the Site as it is relevant to the present proposal.
- 3.2 John Nash (1752–1835) was the architect chiefly responsible for designing Regent's Park and its surroundings, and for the layout and design of the Park Villages (East and West).
- 3.3 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 (Fig 5). When the lease reverted to the Crown in 1811 Nash 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 effected a permanent transformation of this part of the capital.

#### The Park Villages: 1823–37

- 3.4 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. 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.





Figs 6 and 7 (L–R). Lease plan, 1834, detail (National Archives) 25-inch map 1916, detail (NLS)

- 3.5 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)

- 3.6 Work on the development began in 1824. By 1832 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 6), and this was the year in which No. 10 was first occupied.
- 3.7 No. 10 was built on a simple L-shaped plan. By 1870 it had been extended to the north, with a new window bay on the east elevation. It escaped damage in the Second World War, but after the war it was neglected and run-down. During the 1970s and 80s it was comprehensively renovated, and in 1982 a conservatory was added in the angle of the ‘L’. Apart from these small encroachments, the garden surrounding the house remained intact (Fig 7).
- 3.8 Approval was recently granted for refurbishment to upgrade the accommodation and services.



## 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 significance helps owners and others responsible for a heritage asset 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 8: 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 statutory listing (as part of the group Nos. 1–8, 10–14 and 17–19 [consecutive] Park Village West and attached railings) as a building of special architectural or historic interest, at Grade II\* (Fig 8; Appendix A). This confirms that it is a building of more than special interest.
- 4.8 No. 10 also forms part of the setting of the neighbouring listed buildings. 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 makes a substantial contribution to the significance of all the heritage assets, and to the ability to appreciate them.
- 4.9 There is no evidence that the garden at No. 10 was formally designed or that a professional landscape designer has had a hand in any stage of its development. The existing layout has no historic value. However, the garden as a whole has high aesthetic value as an attractive green open space. It provides an appropriate immediate setting for No. 10 and a frame for views of the house from different angles. It makes a positive contribution to the distinctive layout of Park Village West and its influential character as a Picturesque residential suburb.

### Regent's Park Conservation Area

- 4.10 Park Village West is within the Regent's Park Conservation Area (Fig 9). 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.
- 4.11 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.

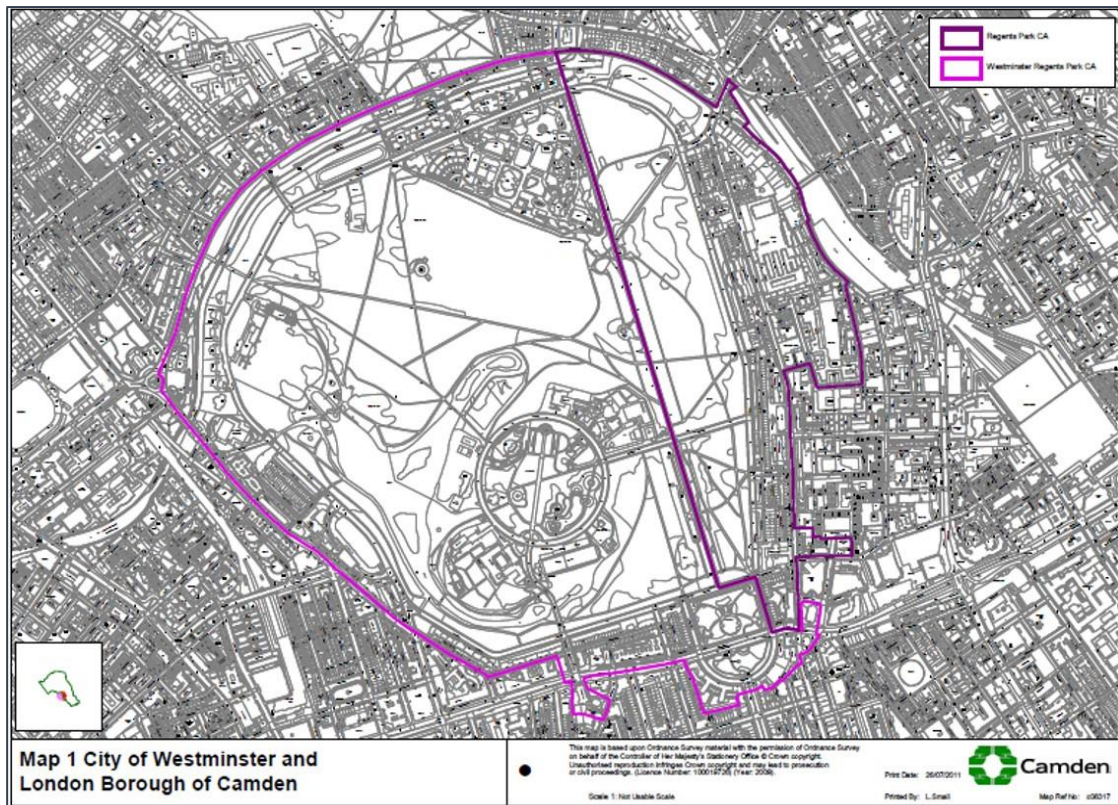


Fig 9: The Regent's Park conservation Area (LBC)

4.12 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.*

### Summary of the significance of No. 10 Park Village West

4.13 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 have aesthetic interest.



- 4.14 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**.

#### Contribution of the setting

- 4.15 The garden forms the immediate setting of the listed building and the Regent's Park Conservation Area encompasses the wider setting.
- 4.16 The Historic England guidance *The Setting of Heritage Assets* ('GPA3') states:
- 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)
- 4.17 The garden contributes to the significance of No. 10 by providing it with a green and sylvan setting. There is a striking contrast between the cream stucco of the flat 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.
- 4.18 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)
- 4.19 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.

## 5. The proposal and its impact

### Background

- 5.1 In May 2024 a scheme was submitted to LB Camden for repair and refurbishment of No. 10 Park Village West and the replacement of the 1980s conservatory, including installation of solar panels and construction of a new detached garage with ASHPs mounted on the garden facing elevation. The Regent's Park Conservation Area Advisory Committee (RPCAAC) was consulted on the application.
- 5.2 RPCAAC objected to:
- The impact the proposed garage would have had on Nash's Picturesque setting, and the balance between building and landscape.
  - The impact the garage would have had on the existing trees and consequently on the overall setting.
- 5.3 In response to this advice the garage, ASHPs and solar panels were removed from the application, which was subsequently approved (planning refs. 2024/2101/P and 2024/2204/L, both approved 19 September 2024).

### The proposal

- 5.4 The present application proposes a much less intrusive means of incorporating energy from renewable sources into the servicing strategy for the listed building. For full details of the proposal, please refer to the drawings and Design & Access Statement by Simon Morray-Jones Architects, which accompany this application.
- 5.5 The current proposal reintroduces solar panels on the inner slopes of the house roof.
- 5.6 Instead of a garage, a small, detached plant room will be built in the south-west part of the garden, in part of the hard standing currently used for car parking. Two ASHPs will be mounted on the east elevation of the plant room, and a pergola on the west elevation will support climbing plants to screen the plant room in views from the street.
- 5.7 The proposed plant room occupies less than half (43%) of the footprint of the garage that was dropped from the previous application and has a much lower roofline. The roof is flat, covered in the traditional finish of rolled and lapped sheet lead, and concealed behind a parapet, in keeping with the neoclassical character of No 10 and several of its neighbours. The masonry walls will be finished with incised and painted stucco to match the house. A new vehicle charging point will be located on the east elevation of the plant room to provide fast electric charging.
- 5.8 A painted metal pergola adjoining the west side of the plant room will support climbing plants to screen the plant room and any parked car in views from the road. The raised flowerbed immediately behind the boundary wall will be more densely planted to provide additional screening.
- 5.9 Part of the existing bound gravel surface will be paved with York stone to match the existing front path, with cobbled borders. The existing timber hit-and-miss fence between the drive and the garden will be replaced with a new painted timber fence with square posts, each topped with a ball finial. Trellis-style fence panels will be fitted between the posts. The fence panels directly surrounding the new ASHPs will have an additional solid core sandwiched between the trellis panels to provide an acoustic barrier.

- 5.10 A diseased tree on the west boundary was recently removed, with consent (planning ref. 2024/2015/T). Grubbing up the roots necessarily caused localised damage to the boundary wall and railings. Like-for-like repairs will be carried out to the wall, coping and railings as part of the plant room works.

### Impact on significance

- 5.11 In their comments on the previous application, RPAAC welcomed the proposed installation of low-energy heat sources and solar panels in appropriate locations. The proposed solar panels on the inner roof slopes will not be visible from ground level or from the windows of neighbouring houses. This aspect of the proposal will have no impact on the significance of the heritage assets. It will improve the sustainability of the property, and support its continued optimum viable use as a private family dwelling in support of its long-term conservation, which is a public benefit. (NPPF para. 203; NPPG para. 020)
- 5.12 The proposed plant room is a small, low building, in keeping with the prevailing neoclassical stuccoed architecture of Park Village West. The ASHPs will not be visible from the road or from within the house. This loss of a small amount of open space and greenery within the setting of the listed buildings will cause less than substantial harm to their significance, at the low end of that scale of harm. The impact of this small garden building on the character and appearance of the Regent's Park conservation area will be negligible.
- 5.13 The harm will be mitigated by improved hard landscaping and new planting to screen the plant room.
- 5.14 The harm is balanced by the public benefits of the proposal: locating the associated mechanical and electrical equipment within the new Plant Room obviates the need for new plant to be positioned within the house, and relieves pressure on the historic plan and fabric. By incorporating green energy technology in a manner sympathetic to the architecture and setting of the heritage assets, the proposal satisfies Local Plan Policies D1 Design and D2 Heritage.
- 5.15 Local Plan policy D1 c) specifically seeks proposals that are *sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation*. Historic England advise that ASHPs are *a key technology in the decarbonisation of space heating*. (HE 2023, Summary; [Installing Heat Pumps in Historic Buildings | Historic England](#))
- 5.16 The proposal will permit the use of renewable energy sources as part of a sustainable house servicing strategy; it will transform the environmental performance of the house with no additional pressure on the historic fabric or plan form. Thus it will support the continued optimum viable use of the heritage asset as a private family dwelling in support of its long-term conservation, which is a public benefit. (NPPF para. 203; NPPG para. 020)
- 5.17 The positioning of the new structure has been carefully considered to minimise the impact on the surrounding trees. A tree impact assessment has determined that the proposals will lead to the loss of four small trees. These are all in retention category C, defined as: *Trees of low quality or small specimens with a relatively low amenity value. These trees are not considered to be a material planning constraint and their removal will generally be seen as acceptable in order to facilitate development*. (Crown Tree Consultancy Arboricultural Report, 5 November 2024). There will be no impact on the mature London Plane nearby.



- 5.18 The pergola and additional planting will add layers of screening so that the view from the public pavement will be filtered through railings, hedging, new planting in the raised bed and climbing plants, making the plant room all but invisible from the road.
- 5.19 No lawn will be lost to the proposed new plant room. At present the driveway and parking area is covered with bound gravel. This is in poor condition and loose gravel spreads out onto the public pavement at the entrance to the property, scratching the surface of the York stone paving. It requires sweeping to contain it, and weeding to maintain its appearance. The proposed paving will be in York stone to match the existing front path, with cobbled borders to match the gutters in the roadway. This will extend the historic floorscape of Park Village West, and enhance the character and appearance of the conservation area.

### Conclusion

- 5.20 The proposal is based on a full understanding of the history of the property and the relative heritage significance of different parts of the Site. The proposals has been refined with the benefit of advice from LB Camden and RPCAAC.
- 5.21 The installation of solar panels on the roof will be beneficial.
- 5.22 The proposed repaving, new fence and enhanced planting will be beneficial.
- 5.23 The construction of the plant room and installation of ASHPs will cause less than substantial harm at the low end of that scale of harm to the listed buildings, through change within their setting. It will cause a negligible degree of less than substantial harm to the Regent's Park Conservation area.
- 5.24 The harm will be mitigated by improvements to the hard and soft landscaping. It will be balanced by public benefits, in accordance with NPPF para 208.
- 5.25 In all other respects the proposal accords with national and local policies for the protection of the historic environment. It is therefore requested that the application be approved.

## 6. Sources

### Books, periodicals and reports

Camden History Society, *From Primrose Hill to Euston Road* (London, 1995)

Cherry, B. and Pevsner, N.2 (2002), *The Buildings of England. London 3: North West*. New Haven and London: Yale University Press.

yack, G. (2013), *John Nash, Architect of the Picturesque*. London: English Heritage.

### Planning policy and guidance

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

\_\_\_\_\_ (2nd edn 2017) *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 ('GPA 3')*

\_\_\_\_\_ (2023) *Heat Pumps in Historic Buildings. Air Source Heat Pump Case Studies – Small-scale Buildings*. Swindon. Historic England: [Installing Heat Pumps in Historic Buildings | Historic England](#)

London Borough of Camden (July 2011), *Regent's Park Conservation Area Appraisal and Management Strategy*

### Other sources

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

Saunders, A , *Regents Park*, (1969)

Tyack, G, Sir James Pennethorne and the Making of Victorian London, (1992), 24-7

'Survey of London' in Survey of London - Tottenham Court Road and Neighbourhood St Pancras Part 3: Volume 21, (1949), 153-155

### 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 present proposal.

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:

*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 ... High quality design and high quality execution will be required of all new development at all scales.*

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...*

*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.*



**Author:** Kit Wedd

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