

**19 Park Village West**  
**London**  
**NW1 4AE**

## **STATEMENT**

Statement in support of Planning Application, Listed Buildings and Conservation Area Consent to rebuild, now damaged, boundary wall to the property known as 19 Park Village West situated on the corner of junction between Albany Road and Park Village West.

At present temporary protection of the structure is in place. Structure was erected with approval from Crown Estate management, Cluttons. The approval was granted for the duration of 3 months only; this period has expired a long time ago. However we don't feel is prudent or safe to remove the protection fearing for the safety of the general public.

As evident from numerous correspondences between (*included within this statement for ease of reference*),

Sarah Soanes and Adam Baker of Cluttons  
Ellen Barnes and Tom Little from London Borough of Camden,

And Clients own team of consultants comprising of:

Ayad Al-Tuhafi of Ayad Al-Tuhafi Architects;  
Christopher Garrard of Christopher Garrard Consultancy;  
Dick Granger from Tree Management Consulting LLP and  
Mohammed Rafiq structural engineer from Malachy Walsh and Partners,

that the existing, and now TPO tree, situated at the above mentioned location is the only cause of progressive collapse of the corner post and the railing along Park Village West and partly along Albany Road.

Application to remove 1x London Plane tree was made to the London Borough of Camden on 16 March 2011; application was registered on 30 March 2011 under reference 2011/1521/T.

On 11 May 2011 decision, to raise an objection under section 211 (Notice to works to tree/s in a Conservation Area) was issued, followed by the recommendation to serve Tree Preservation Order.

Tree Preservation Order was issued on 10 May 2011, under reference CLS/C&E/CJ01/1714.97, Issued by Camden Council Legal Services; Order Number C977 2011.

Our effort to find the solution as to how to keep the tree and safely rebuild the affected wall, railing and pier has come to a close by concluding that this can not be done and therefore, with regret, we have no choice but to seek to preserve the pier, the railing and the wall to the expense of the tree.

In our argument for preserving the pier, railing and the wall we will turn your attention to the following national and local policies:

#### NATIONAL POLICY

*Planning (Listed Building and Conservation Areas) Act 1990 (section 69 and 72)*

*Planning Policy Statement 5 (March 2010).*

*Guidance on Conservation Area Appraisals 2005*

*Management of Conservation Areas 2006*

#### LOCAL POLICY

*Regent's Park Conservation Area*

#### PUBLICATIONS, GUIDANCE AND SPECIFICATION ISSUED BY OTHER ORGANIZATIONS WITH A CLOSE INTEREST IN REGENT'S PARK CONSERVATION AREA

Several Government, Local Councils or interested groups have over the years published various works with one aim only aim of preserving and enhancing our cultural heritage, work done by those can not be sided or ignored therefore we call upon their recommendations and views expressed within those publications.

*Management Guidelines and Standard Specifications for repair and conservation.*

*Guidance on Conservation Area Appraisals (English Heritage 2005).*

*Statutory List of Buildings of Architectural or Historic Interest, maintained by English Heritage.*

*Regent's Park Conservation Area Advisory Committee.*

## **Maintaining Character**

### **General Approach**

- in undertaking its development control function the Council will ensure 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;
- the Council will seek to ensure that the departments responsible for the environment (highways/landscape/planning/conservation and urban design) work in an effective, coordinated and consultative manner to ensure that historic interest within the public realm is maintained and enhanced where appropriate; and,
- the Council will continue to consult the Conservation Area Advisory Committees and local amenity societies on applications which may impact on the special interest of the Regent's Park Conservation Area and seek their input in relation to ongoing management issues.

### **Current issues**

#### **Summary of issues**

The area is uniquely protected and managed by a number of different bodies with varying responsibilities. Careful stewardship and co-operation between these various bodies is of paramount importance in ensuring that an appropriately informed balance can be taken between conservation and potential change.

#### **Maintaining special character**

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

#### **Control over new development**

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.

#### **Demolition**

Conservation Area Consent is required for the demolition of garden walls that are over 1m in height fronting the highway, and 2m elsewhere. The demolition of original boundary walls will be resisted.

**Trees, green spaces and biodiversity strategy**

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.

**Trees and open spaces**

The street trees in the residential areas are a valuable part of the streetscape and make a positive contribution to the character and appearance of the conservation area.

...The street trees of Regent's Park add greatly to the character of the area. Damage to pavements is sometimes caused by root growth, and the canopies need periodically to be pruned. This is a matter of on-going monitoring and maintenance in order to preserve the leafy character.

The Council would generally resist the removal of trees within the conservation area unless they were dead/dying/dangerous, causing damage to buildings or not considered to be of visual or wildlife importance. The unsympathetic pruning of trees would also be resisted. Trees that form part of the landscape of any part of the Park should be sensitively and minimally pruned to conserve the natural appearance of the canopy silhouette, whilst allowing some flexibility to reduce trees to allow important views through the park and estate to be retained.

Where tree works are required in order to mitigate the effects of perceived subsidence, supporting evidence to demonstrate the tree's involvement is required with any application.

As you can see from the above extracts we find our self between two conflicting issues and therefore we have to turn to yourself for finding appropriate solution since we are in no position to decide on ether of the issues that our client is faced with.

Ayad Al-Tuhafi  
June 2012