

19 PVW – Listed Building Impact Statement

On 7th January 2011 our client has been notified by the Crown Estate management company 'Cluttons' of the state of the wall, pier and the railing calling for the immediate action to prevent the situation deteriorate future.

As evident from the photographs, our investigation of the problem and other documents, received during the past year, the tree in question London Plane, is causing a substantial damage to its surrounding.

The corner post is leaning towards the public footpath along Albany Street and Park Village West, and the retaining wall is giving under the root structure. As a temporary measure hording was put in place, with the permission from the Crown Estate management, in order to prevent the post collapsing and possibly injuring a member of the public. The permission was for three months until the more permanent solution can be found.

Despite all our efforts to save both the tree and the fence decision was taken to apply for the removal of the tree. Application was submitted on 16th of March 2011 to the London Borough of Camden. Tree department of the London Borough of Camden issued an objection on 11 of May 2011 and subsequently placed a tree preservation order upon the said tree reference number C977 2011.

According to the listing, issued by English heritage, number 19 Park Village West and the railing itself form the integral part of the listing.

Further more the two entrances into Park Village West from Albany Street are identical and both having prominent corner posts, with street name attached to them. The post in question, in conjunction with the post at the other entrance into the park Village West, act as a stopping point for the retaining wall and the metal railing thus contributing to the street scene and setting of the Park Village West as a whole.

Therefore we have no other choice but to remove the tree in question in order to carry out the necessary reparations to the wall, corner post and the metal railing.

Information from Heritage Gateway

List Entry Summary

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

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

List Entry Number: 1322057

Location

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

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

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 14-May-1974

Date of most recent amendment: Not applicable to this List entry.

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:

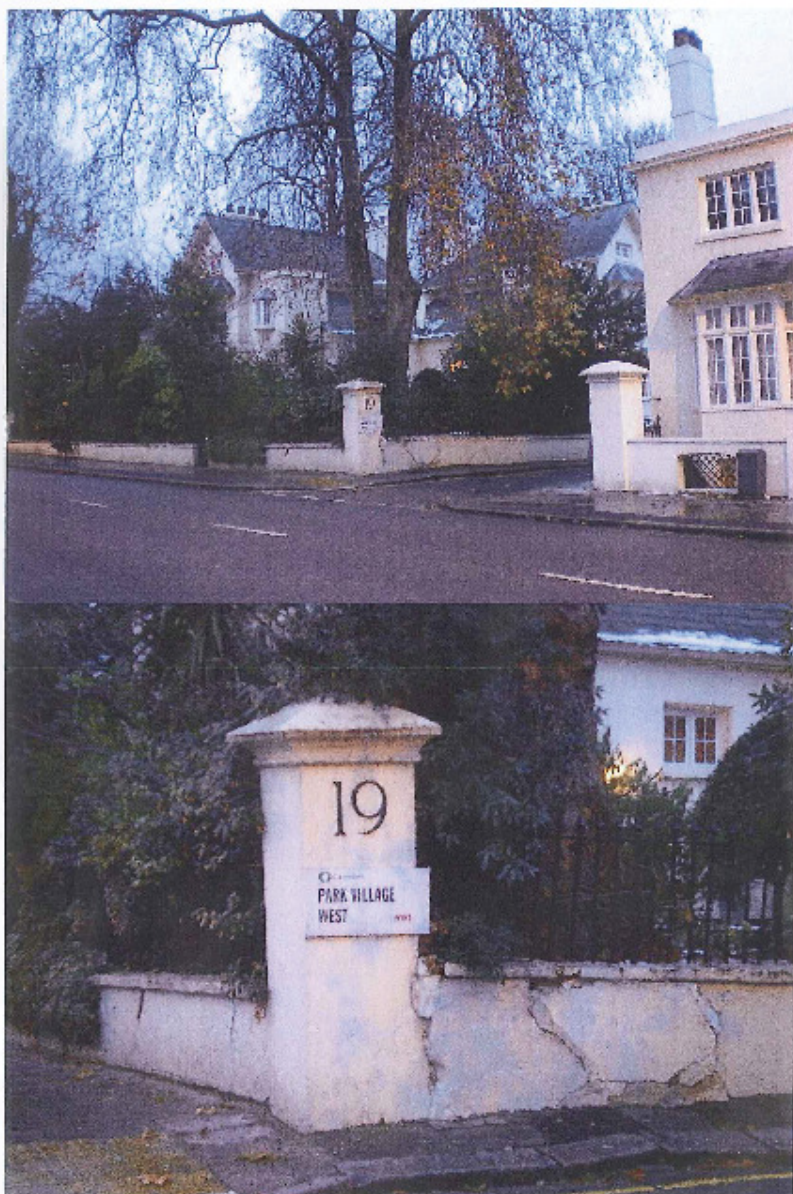
attached cast-iron railings to areas and on dwarf wall.

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.



Corner of Albany Street and Park Village West showing corner post, wall and metal railing during second half of the twentieth century



Photographs showing the extent of the damage; January 2011



Contact Adam Baker
Direct Dial 020 7647 7241
Email adam.baker@cluttons.com
Fax 020 7647 7060

Chartered Surveyors & Property Consultants

Cluttons LLP, Portman House
2 Portman Street, London W1H 6DU
Tel 020 7408 7010
www.cluttons.com or 4420 7647 7060

Ms Smith-Windsor
c/o Mr Ayad Al-Tuhafi
Atlas Construction Limited
62 Montagu Street
London
W1H 1SW

7th January 2011

Dear Ms Smith-Windsor,

**The Crown Estate – Regent's Park
19 Park Village West**

It has come to my attention that a tree on your property at 19 Park Village West has become precarious and is causing significant damage to the boundary wall, threatening to knock it over. I enclose photos for your reference.

Under clause 3.(4) of your lease, it is a requirement "to keep and preserve as a garden in good and proper order and condition such parts of the demised premises as are laid out or used as such...and in particular to lop, top prune or remove any such trees...which may become dangerous or which the Landlord may require to be so treated".

Since the tree in question appears dangerous and is causing damage to the boundary wall, I would be most grateful if you could take the necessary remedial action, subject to any necessary consents from Camden Council.

Please do not hesitate to contact me should you require further information.

Yours sincerely,

Adam Baker

Enc.

Cluttons LLP is a limited liability partnership in England and Wales number 023 12771. Registered office and head office: Portman House, 2 Portman Street, London W1H 6DU.

Regulated by RICS



RICS MEMBER FIRM



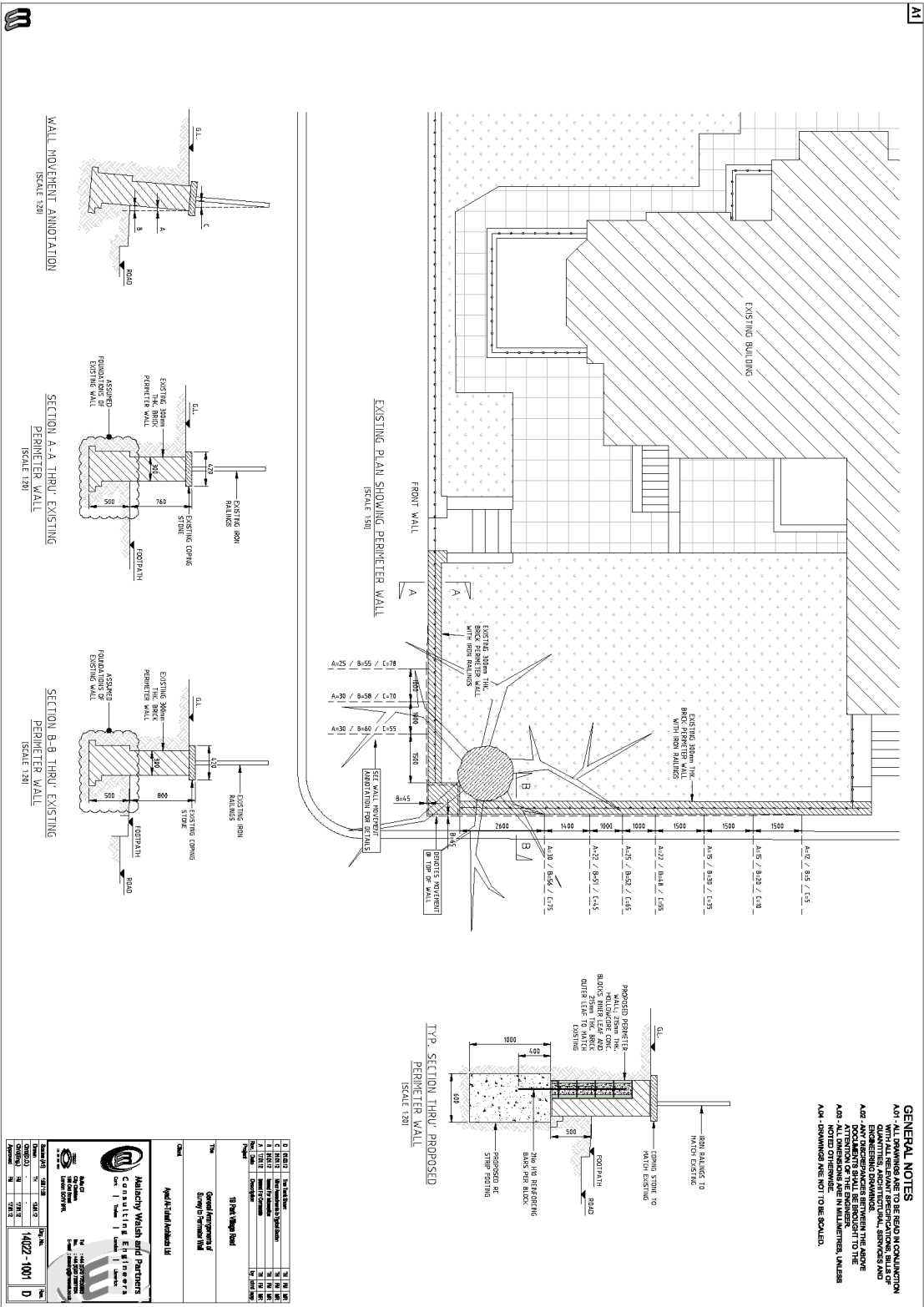
RICS



RICS MEMBER FIRM

Cluttons - in the United Kingdom, Europe, Middle East, South Africa and the Caribbean

Letter received from Crown Estate Management



Plan showing relationship of the house, tree and boundary fence