

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	16/06/2010
		N/A	<b>Consultation Expiry Date:</b>	11/6/10
<b>Officer</b>		<b>Application Number(s)</b>		
Alan Wito		2010/2095/L		
<b>Application Address</b>		<b>Drawing Numbers</b>		
5 Park Village West London NW1 4AE		See decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Submission of details of doors, flooring materials and glazing pursuant to conditions 3(b), 3(d), 3(e) and 3(f) of Listed Building Consent Dated 19 May 2009 (ref no: 2009/0719). Excavation of basement with rear lightwell, erection of extension at rear lower ground floor level, installation of new external staircase and entrance door in existing front lightwell, installation of solar panels on rear flat roof and internal alterations all in connection with the existing single-family dwellinghouse (Class C3).				
<b>Recommendation(s):</b>		<b>Discharge condition</b>		
<b>Application Type:</b>		<b>Approval of Details (Listed Building)</b>		

<b>Conditions or Reasons for Refusal:</b>	Refer to Draft Decision Notice					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>A site notice was put up outside of the property which ran from 21/5/10 to 11/6/10. No comments have been received as a result of this.</p> <p>English Heritage was notified of the application on 20/5/10 with a response due by 10/6/10. No response has been received to date. Although the building is grade II* listed approval is not needed by English Heritage for the discharge of the condition as details only had to be submitted to London Borough of Camden.</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p>Regent's Park CAAC commented on the application advising that:</p> <p><i>"The alignment of the roof and its abutment to the rear elevation of the main house is unacceptable. The roof line is too close to the window opening above, harming the balance of the original rear elevation, which is, to a significant degree, determined by the balance of the window levels, which themselves reflect the distinction between internal levels of habitable space and stair. Given that larger approval has been granted, the form and detail of the roof need to be re-designed better to respect the elevational form of the Listed Building."</i></p> <p>Response: The submitted drawings for this application follow the same roof profile as the approved drawings. The condition only request details of the glass joints and fins supporting the roof, therefore it would not be possible to seek an alteration to roof profile.</p>					

## Site Description

Grade II\* listed Nash-designed house on the south side of Park Village West in the Regent's Park Conservation Area. The property is stucco-rendered and consists of two storeys raised on a basement. Park Village West is a picturesque group of 16 houses dating from 1832-1837 by the architect John Nash, James Pennethorne and other assistants from the Nash office. The 'villas' comprising Park Village West and Park Village East are important examples of the romantic element introduced into domestic architecture by John Nash.

## Relevant History

2010/0592/L: approval was given on 30/4/10 for the discharge of condition 3a of 2009/0719/L for details of the new fireplaces.

2009/0718/P and 2009/0719/L: planning and listed building consent were granted on 19 May 2009 for the excavation of basement with rear lightwell, erection of extension at rear lower ground floor level, installation of new external staircase and entrance door in existing front lightwell, installation of solar panels on rear flat roof and internal alterations all in connection with the existing single-family dwellinghouse (Class C3).

2008/3679/P and 2008/2919/L: planning and listed building consent applications were withdrawn on 27/11/2008 for the excavation of basement with lightwell, erection of extension at rear lower ground floor level, installation of new external staircase and entrance door in existing front lightwell, installation of solar panels on rear roof slope and internal alterations all in connection with the existing single-family dwellinghouse (Class C3).

Neighbouring property at No 4 Park Village West – planning permission ref PSX0104153 and listed building consent ref LSX0005181 were granted on 23/04/2001 for erection of single storey rear extension, infilling void at first floor level, increase in height of boundary, external and internal alterations including enlarged openings in internal divisions.

## Relevant policies

### Replacement Unitary Development Plan 2006

Policy B6 – Listed Buildings

### LDF Core Strategy and Development Policies

Policy CS14 – Promoting high quality places and conserving our heritage

Policy DP25 – Conserving Camden's heritage

*As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.*

## Assessment

The requirements of condition 3 were:

*Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:*

- a) Typical details of all new fireplaces at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.*
- b) Plan, elevation and section drawing of all new doors at a scale of 1:10 with typical moulding details at a scale of 1:1*
- c) Plan, elevation and section of new stair to front lightwell at scale 1:10 including details of the design of the treads.*
- d) Sample panel of glazing to be used to the floor of the proposed extension*
- e) Detailed drawings at scale 1:5 of glazing joints and glass fins of proposed rear extension.*
- f) Detailed drawings at scale 1:5 of framing to external glazed doors to proposed rear extension.*

Condition 3a) has already been approved earlier this year and this application does not seek to discharge part c).

The submitted details for the new basement doors show a contemporary but still plain design. On a floor of lesser importance which has been largely stripped of any original features this is considered acceptable.

A sample panel for the glazing for the floor has been submitted which is opaque and would give an impression of solidity and would partly obscure the basement below. It is considered to comply with the provisions of the condition.

The details of the glazing joints and glass fins demonstrate that the proposed glass extension would be of a high quality appearance with an extremely lightweight and minimal appearance.

Drawings have been provided showing the details of the external glazed doors. These show that the doors will have slender framing which is appropriate on the lightweight design of the conservatory.

The proposed details are considered acceptable and comply with the approved plans and the relevant parts of the condition. The special interest of the listed building will be preserved and therefore it is recommended that the condition is discharged.

### **Disclaimer**

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