

Date: **6/8/14**
Your ref:
Our ref: 2014/4050/PRE
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Dear Ms Rust,

Town and Country Planning Act 1990 (as amended)
Re: 12 Park Village West, NW1 4AE

Thank you for your enquiry received on the 18th June 2014, regarding the proposed excavation of courtyard to extend existing vault, installation of skylights, erection of rear/side extension at lower ground floor level, alterations to entrance hallway and door, and other alterations. This property is a Grade II* listed building and falls within the Regent's Park Conservation Area.

Alterations to 1st floor bathroom

The proposed alterations to the bathroom on the first floor are acceptable. The oddly angled wall is not in my opinion historic and as such its removal is not contentious.

Changes to the side entrance off the courtyard.

The proposed changes are considered to be relatively modest and will not harm the significance of the historic building or its setting. I therefore have no objections.

Alterations to the kitchen

The interior of the kitchen currently dates from the late 20th century and proposed changes are considered unlikely to harm the buildings special interest. I would expect nibs to be retained where historic walls are evident however this may need to be clarified during opening up works. There are in principal however no objections to the proposed kitchen changes.

The proposed excavation of a plant and ancillary space below the existing coach house and courtyard.

This part of the proposal is considered to be subordinate and subservient to the main house and as such will not harm the significance of the historic Grade II* building. The basement excavation and extension of the existing vault is mainly under the garage block and would not have any features visible from the exterior. However, the Council will require a basement impact assessment (BIA) to be submitted so that we can properly assess whether any harmful impact will result from the basement excavation. The BIA will include the following stages:

- Stage 1 - Screening;
- Stage 2 - Scoping;
- Stage 3 - Site investigation and study;
- Stage 4 - Impact assessment; and
- Stage 5 - Review and decision making.

Further detail on BIAs can be found in [Camden Planning Guidance 2013](#) (CPG4 Basements).

At each stage in the process the person(s) undertaking the BIA process on your behalf should hold qualifications relevant to the matters being considered. Paragraph 2.11 of CPG4 outlines the qualifications required for assessments. In order to provide us with greater certainty over the potential impacts of proposed basement development, we will expect independent verification of Basement Impact Assessments, funded by the applicant, when certain criteria are met. One such criteria is where a scheme requires applicants to proceed beyond the Screening stage of the Basement Impact Assessment (i.e. where a matter of concern has been identified which requires the preparation of a full Basement Impact Assessment). When you have submitted your application we will confirm whether independent verification of the BIA is required.

Please also note that the Council may require you to sign a S106 agreement to secure a 'Basement Construction Plan' in order to ensure the basement will be built in accordance with the submitted details and that the works will be managed by a chartered civil engineer.

I note that there is a tree approximately 5m from the proposed basement excavation. You would need to demonstrate that this tree would not be harmed by the proposed basement. You should provide a tree survey and arboricultural statement with your application. In accordance with BS5837:2012 (trees in relation to design, demolition and construction), you would need to provide the following information:

- A pre-development tree survey
- a tree constraints plan
- an arboricultural impact assessment
- an arboricultural method statement including a tree protection plan

The creation of a side garden extension adjoining the tower to create an additional bedroom

This part of the proposals is the most contentious in my opinion. The garden view of the house is particularly important and forms a highly significant element in the romantic architectural composition. I consider that the introduction of a single storey extension would harm the appearance and setting of this very fine house and that with the late 20th century conservatory which already dominates the rear elevation, the incremental loss of the historic form should be resisted. I advise that in my opinion this part of the proposal would be contrary to policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

The introduction of double doors to the lower ground floor dining room

As discussed on site there are no other bi-folding double doors within the house and as such the design is not typical of the interior. This element is therefore unlikely to be supported.

We are still waiting for an informal response from English Heritage and my colleague, Antonia Powell, will forward their comments as soon as they are received.

Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Control section or to the Council's formal decision.

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974 5262.

It is important to us to find out what our customers think about the service we provide. To help, we would be very grateful if you could take a few moments to complete our [pre application enquiry survey](#). We will use the information you give us to monitor and improve our services.

Yours sincerely

David Peres da Costa
Planning officer
Development Management West Team