

Mrs Patricia Forero-Senior
Purcell
St Marys Hall
Rawstorn Road
Colchester
Essex
CO3 3JH

Application Ref: **2016/0353/L**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

21 March 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
19 Park Village West
London
NW1 4AE

Proposal:

Landscaping and new gate to exterior; alterations to steps and railings into front basement area, alterations to rear lightwell, and excavation within vault; various internal refurbishments and alterations in basement and to ground, first and second floors, including introduction of new dumb waiter.

Drawing Nos:

Site Plan;

Site Location Plan;

(236110-) 101 rev. B, 102 rev. B, 103, 150 rev. A, 151 rev. A, 201 rev. E, 202 rev. C, 203, 204;

Design and Access Statement;

Heritage Impact Assessment.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:



- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of 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.

- 4 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of 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.

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

- a) Details of all new fireplaces;

b) Details of new hard and soft landscaping including materials of new steps and path in the garden;

c) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of 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.

6 Structural Engineer's details and drawings, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) A section showing the impact of the dumb waiter on the floor structure;

b) A plan and section showing the impact of the levelling works on the floor structure and the proposed treatment of any adjacent skirting and architraves;

c) Plan, elevation and section drawings of the picture frame supporting structure to rear basement lightwell and the proposed new window opening.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of 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.

Informative(s):

1 Reason for granting Listed Building Consent

The proposed works to this semi-detached house would refurbish ground-, first and second-floor rooms in the John Nash development, making alterations to the basement stairs and lightwells to facilitate new kitchen, bathroom and utility facilities there, and introducing a garden gate and path from Park Village West itself. A dumb waiter would break through the modern floor structure between basement and ground floor. The alterations in the upper floors would be set among some surviving early-nineteenth century architectural and decorative features and intact original room volumes. Many of these alterations, and those to the exterior and garden - which retain special architectural and historic derived from John Nash's personal design - will be carefully controlled by condition. The basement has less interest as part of the building's plan form and hierarchy, has seen greater

past alteration, and lacks joinery or decorative features of architectural interest.

None of the proposals will cause harm to the special interest of the listed building, but will rather leave it appreciable or in some instances better revealed by reversal of previous alterations. Very little fabric of any architectural or historic interest will be removed in order to permit the applicants to achieve the modernisations they seek in order to sustain the building in its use as a single family home. The proposals will also maintain the building's contribution to the Regent's Park Conservation Area, at least conserving and, in the case of alterations to landscaping in the garden, offering the potential to enhance the character and appearance of the Conservation Area. The quality and detail of all proposed alterations will be controlled by Condition.

No objections were received prior to making this decision, although comments from Historic England, which authorised the Council to determine this application, and from the Conservation Area Advisory Committee, were used to inform revisions to the proposal made by the applicants. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting and any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the Conservation Area, as required under ss.16, 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

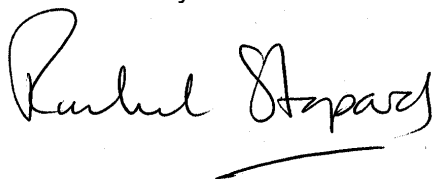
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment