



Phillips Planning Services Ltd.  
Town Planning and Development Consultants

# **15 PARK VILLAGE WEST LONDON**

## **PLANNING, DESIGN, ACCESS AND HERITAGE STATEMENT**



**ALTERATION & EXTENSION WORKS INCLUDING LARGER FRONT LIGHTWELLS,  
WIDENING OF EXISTING GARAGE, ERECTION OF REAR CANOPY, REPLACEMENT  
OF ENTRANCE STEPS, NEW ROOFLIGHTS AND NEW WINDOW TO SIDE ELEVATION  
MAY 2016**

# 1.0 INTRODUCTION

1.1 This statement has been prepared in support of a planning application which proposes minor alteration and extension works at 15 Park Village West, London.

1.2 The application site stands within Regents Park Conservation Area. Although the majority of the buildings at Park Village West are listed, Nos.15 and 16 were constructed in the late 20<sup>th</sup> century and are not listed. They do however make a positive contribution to the conservation area.

1.3 The main elements of the proposal are:

- Creation of two new lightwells to the frontage enabling the existing Lower Ground Floor windows to be extended down and so provide additional light to the rooms which they serve. New railings would be provided to the lightwells with landscaping to match the existing
- Widening of the garage and slight widening of the garage opening by reducing the existing nib. Addition of a flat rooflight above the garage.
- Erection of a canopy to the rear elevation at ground floor level
- Installation of replacement stone entrance to front entrance and to the rear entrance.
- Installation of a flat rooflight to the main flat roof, of the house to allow daylight into the centre of the house to the stairwell
- Installation of one new window to the side elevation.

1.4 These proposals have been the subject of pre-application discussions with the Council. A meeting was held at the property on 27 April 2016 with both Planning and Conservation Officer. The formal written advice reference XXXX was then received on 6 May 2016. The pre-application advice received is discussed in Section 3, however in summary this was wholly positive advising:

*“All elements of the proposal are considered acceptable subject to the submission of an arboriculture report and a BIA covering the required stages.”*

1.5 The arboriculture and BIA (stages 1 and 2 only) reports requested have been provided with this application.

1.6 This statement provides a description of the site and its context, assesses the impact of the proposed works on residential amenity, the conservation area and the neighbouring heritage assets and explains why it is considered that the proposed works are acceptable with reference to relevant national and local planning policy.

1.7 The statement is set out as follows:

- 2.0 Site Description
- 3.0 Planning History
- 4.0 Planning Policy
- 5.0 Analysis
- 6.0 Conclusion

## 2.0 SITE DESCRIPTION

- 2.1 The application site stands within Regent's Park Conservation Area.
- 2.2 The special character of Regent's Park conservation area derives from early 19th century John Nash's development resulting in "a unique planned composition of landscape and buildings, at once classical and picturesque."

- 2.3 The conservation area appraisal states:

*"The Park Villages are a distinct and distinctive part of Nash's wider scheme for Regent's Park. They are clearly of different form and layout from the other areas of the Park. Individually composed of a mix of villas, paired houses, and groups of smaller terraced houses, their design ranges from 'Italianate' to gothic. The buildings are unified by the setting, a picturesque landscape which largely survives. The balance of building to landscape is often visible in views between buildings and across intriguing sight lines and is a fundamental element in the special character of the Park Villages. Park Village West forms a loop off the east side of Albany Street. Here the houses by Nash and Pennethorne are arranged individualistically, they are inventive and 'Italianate'. The corner house at number 12 has a distinctive corner entrance and a side view of the pediment to the studio behind. The canal formerly ran at the rear of the properties forming the boundary between Park Villages West and East."*

- 2.4 The application property is situated within Park Village West. Distinctive features among the Park Village West development are the exteriors in mixed styles, romantic, classical with stucco, projecting eaves and black lattice pergolas and cast iron decoration.

2.5 The majority of the buildings in the Park Village West date since early 19th century, are remnants of Nash's architecture and so were subsequently listed (Park Village West Nos. 1-8, 10-14, 17-19). However, two of them, No.15 (the application site) and No.16 are late 20th century development.

2.6 Planning permission was granted for the erection of Nos. 15 and 16, two detached two-storey houses with basements and two single-storey garages in 1963 (see Section 3).

2.7 No. 15 is a two-storey stuccoed, above rusticated stuccoed basement, set behind railings with open basement lightwells. It has four bays with two tripartite windows to the left bay (first and ground floor level). The central doorway is a part-glazed panelled door within a pedimented entrance porch.



**View of the property frontage**

2.8 The roof is slated with projecting bracketed eaves and tall stuccoed slab chimney-stack. The building is flanked by two double garages with flat roofs, one benefitting the application property while the other belongs to the neighbouring house (No 16).

2.9 The west elevation benefits from a tall stuccoed slab chimney-stack, one small window at first floor and a triple window at ground floor level. The east elevation looking onto No.16 benefits from four small and one slightly bigger window towards the rear of the building. The rear elevation is again four-bays wide and comprises three 9-light sash windows on the first floor and three larger windows at ground floor level. The property benefits from defined small garden areas at the front, side and rear.





View of the property frontage



View of the rear elevation



Existing garage



Existing lower ground from pavement



Frontage view from side



Side garage and house gable

2.10 To the side of the property between the footpath and the garage is a hard landscaped area. There are some trees set toward the edge with a hedge providing screening from public views outside of the site as shown below.



View along the side of the garage



View from outside of the site showing the hedge boundary

## **3.0 PLANNING HISTORY**

3.1 The Council's planning records highlight the following:

### **No 15 Park Village West, St. Pancras**

**TCX0106592** Reduce 1 x sycamore at rear garden **No objection 17-08-2001**

**TC9706017** Crown thin 4 X Limes and dead wood of 1 X Sycamore **No objection 12-02-1997**

**9293376** Seeking permission to prune 4 Lime trees **Agree 02-12-1992**

**8692135** Fell 4 Lime trees **Refuse Tree works / suggest alternative action 13-08-1986**

### **Nos. 15 and 16 Park Village West, St. Pancras**

**K11/7/23620**

The erection of two detached two-storey dwelling- houses with basements and two single-storey garages on the sites of Nos. 15 and 16 Park Village West, St. Pancras **Conditional 31-05-1963**

(Decision Notice-Appendix 2)



### Pre-application advice

- 3.2 As noted in Section 1, the proposals have been the subject of pre-application advice. The following extracts from the written response are considered important to highlight:

#### **Creation of two new lightwells within the front garden**

*“The proposed lightwells to the front elevation would be an acceptable alteration to the property that is in-keeping with alterations to surrounding properties on Park Village West ..... The Council will require a basement impact assessment (BIA) (screening and scoping stages as a minimum unless further issues are identified) to be submitted so that we can properly assess whether any harmful impact will result from the basement excavation.*

#### **Retaining the overall structure and just widening the garage including the entrance by reducing the nib**

*“The proposed widening of the garage by approx. 0.6m is considered a minor alteration that would maintain the subordinate relationship of the garage to the host dwelling. The existing side wall, coping, and railings would remain in their current location to reduce the impact on the appearance. An area of land would be excavated to enable the extension which although minor in nature should be included in the scope of the BIA. There are three mature trees located in this area which could be affected by the excavation. It is therefore recommended that an arboriculture report is included in the planning application to assess the impact on the trees and any measures required to protect the tree during construction.”*

**Erection of rear canopy structure**

*“.....Although the depth of the canopy cannot be determined by the drawings provided, the proposed rear elevation suggests that the canopy would be a subordinate addition to the host property that would have a lightweight appearance by virtue of its materials, which in a combination of lead and glass would still allow light to pass into the main house.”*

**Installation of one new window to the side elevation overlooking the garage roof and side garden**

*“The proposed oval window would be an acceptable addition that would be permitted development if it were obscure glazed and non-opening. The design, which takes its inspiration from Nash architecture, is considered acceptable and the same style of window is evident on a nearby property.”*

**Installation of a flat rooflight to the main flat roof and a flat skylight and planting to the existing garage roof**

*“Such alterations would be considered permitted development. The rooflights would be positioned on flat roofs and would not be visible from anywhere.”*

**Other works**

*“It is proposed that the existing entrance stairs and the steps from the house to the rear garden are replaced with stone steps of a higher quality. This is considered an acceptable alteration that would enhance the property.”*

## 4.0 PLANNING POLICY

### National Planning Policy

- 4.1 Paragraph 128 of the NPPF notes that local planning authorities should require the description of the significance of any heritage assets affected by a proposal including any contribution made by their setting. The level of detail of the required description should be proportionate to the significance of the asset and sufficient to understand the potential impact of the proposal on their significance.
- 4.2 Paragraph 129 mentions that local authorities should take into consideration any available evidence and necessary expertise so as to “*identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset)*”. In every case, the conflict between the conservation of a heritage asset and any aspect of the proposal should be avoided or minimised.
- 4.3 Paragraph 131 indicates that local planning authorities, in order to determine planning applications should take account of:
- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
  - *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
  - *the desirability of new development making a positive contribution to local character and distinctiveness.”*
- 4.4 Paragraph 137, regarding new development in Conservation Areas, proposes that:

*“local planning authorities should look for opportunities for new developments within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.”*

### Local Planning Policy

#### **Core Strategy, adopted 8 November 2010**

#### **4.6 CS14 – Promoting high quality places and conserving our heritage**

*“The Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by:*

- a) requiring development of the highest standard of design that respects local context and character;*
- b) b) preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*
- c) c) promoting high quality landscaping and works to streets and public spaces;*
- d) d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*
- e) e) protecting important views of St Paul’s Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views”*
- f) Development Policies, adopted 8 November 2010*

**4.7 DP24 – Securing high quality design**

*“The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:*

- a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used;*
- d) the provision of visually interesting frontages at street level;*
- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*
- g) the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) the provision of appropriate amenity space; and*
- i) accessibility”*

**4.8 DP25 – Conserving Camden’s heritage**

“Conservation areas

*In order to maintain the character of Camden’s conservation areas, the Council will:*

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;*



- c) *prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- d) *not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*
- e) *preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.*

#### 4.9 **DP26 – Managing the impact of development on occupiers and neighbours**

*"The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:*

- a) visual privacy and overlooking;*
- b) overshadowing and outlook;*
- c) sunlight, daylight and artificial light levels;*
- d) noise and vibration levels;*
- e) odour, fumes and dust;*
- f) microclimate;*
- g) the inclusion of appropriate attenuation measures.*

*We will also require developments to provide:*

- h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;*
- i) facilities for the storage, recycling and disposal of waste;*
- j) facilities for bicycle storage; and*
- k) outdoor space for private or communal amenity space, wherever practical.*

## 5.0 ANALYSIS

5.1 As described in Section 1 of this statement the main elements of the proposal are:

- Enlargement of two lightwells to the frontage enabling the existing Lower Ground Floor windows to be extended down and so provide additional light to the rooms which they serve. New railings would be provided to the lightwells with landscaping to match the existing
- Widening of the garage and slight widening of the garage opening by reducing the existing nib. Addition of a flat rooflight above the garage.
- Erection of a canopy to the rear elevation at ground floor level
- Installation of replacement stone entrance to front entrance and to the rear entrance.
- Installation of a flat rooflight to the main flat roof, of the house to allow daylight into the centre of the house to the stairwell
- Installation of one new window to the side elevation.

5.2 Whilst each element was considered acceptable at pre-application stage we discuss them in turn below.

### ***New lightwells***

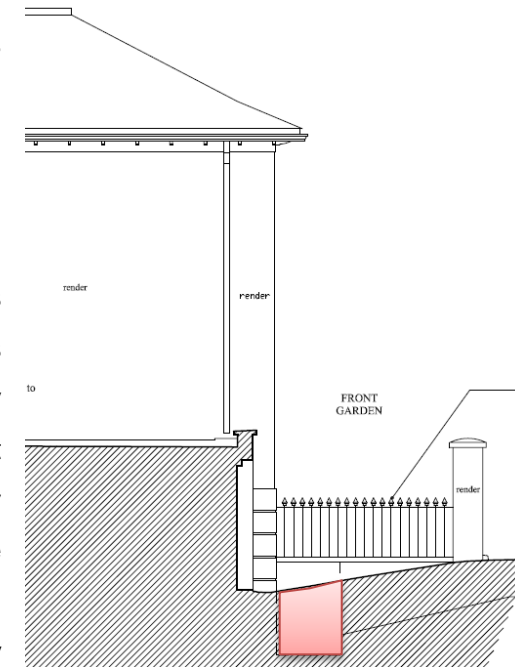
5.3 As noted by officers during the pre-application site visit the lower ground floor bedrooms currently benefit quite small windows and are as a result quite dark with insufficient daylight penetrating these rooms. That is very noticeable on entering the rooms.

5.3 It is proposed to enlarge the existing windows on the front elevation at lower ground floor level and to extend the lightwells within the front garden down to provide light to the windows. Although not directly visible from street level (unless one stood in the roadway and sought to view down into the lightwell area), the new windows are designed to match the existing timber sashes and the lightwell walls will be stuccoed with painted finish so as to match the existing.

5.4 Again as discussed at the pre-application meeting similar lightwells are common features within Park Village, an example can be seen directly opposite the application property.

5.5 The works require a small re-arrangement of the front landscaping area. New railings are proposed to the lightwells for safety purposes while the current planting would also be replaced to match the existing. Views from the public parts of the conservation area towards the property would therefore be preserved.

5.6 A structural report BIA (Stages 1 and 2) has been prepared in support of the application as requested at the pre-application stage. However as may be appreciated the application does not proposed a basement excavation. The works simply involve moving existing soil away from the lower ground floor frontage to create a light well. The accompanying report notes that the works in front of the building would not extend lower than the existing lower ground floor level so there is no need for underpinning or any other structural alterations to the house itself. The material to be excavated would have previously been disturbed, excavated and backfilled when the house was built. There would clearly be no impact at all on any neighbouring properties or structures.



**Side elevation / section showing extent of the proposed lightwell.**

5.7 It is our submission that it would be disproportionate and unreasonable to require further BIA assessment work for such nominal alterations.

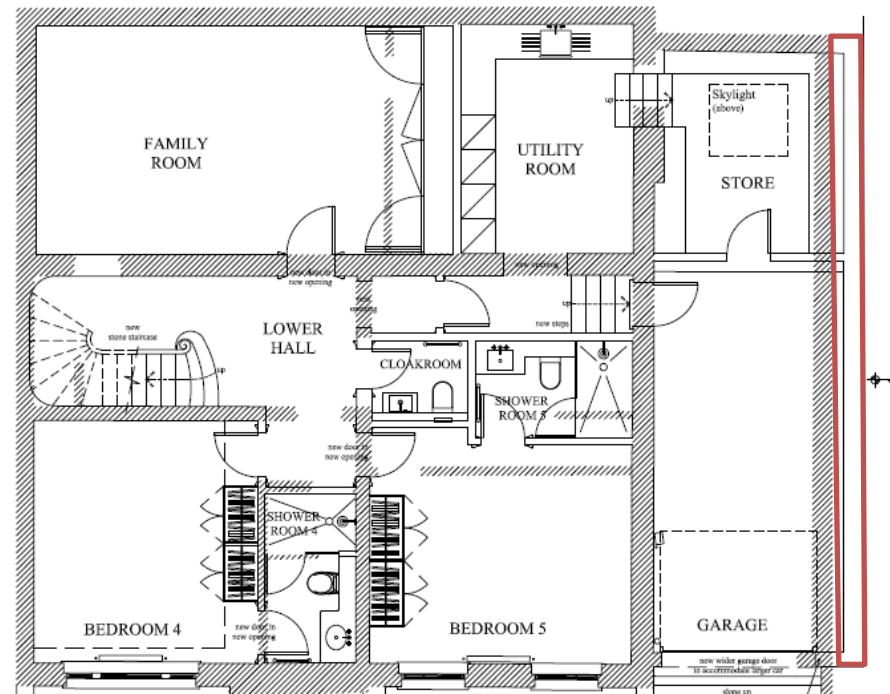
**Widening of the garage**

5.8 It is proposed to widen the existing garage opening to improve access for modern vehicles. The overall form and height of the existing structure will be retained while the new garage door will match the neighbouring one so as to retain uniformity.

5.9 This minor alteration would be barely perceivable and so would preserve the character and appearance of the site and the conservation area.

5.10 It is also proposed to widen the garage itself behind the façade and garden wall so that users can open a car door and exit more readily. This minor widening results in some excavation to a depth of approximately 800mm to the side of the existing garage to step the wall out.

5.11 At the pre-application stage, Officers suggested that an arboricultural report should be submitted in support of this application. This is because although the extension is minimal there are some trees close to the garage. This report has been provided.



**Lower ground floor plan with garage widening highlighted in red**

5.12 The report consists of a tree survey and arboricultural impact assessment of the proposed works upon the trees to the west boundary of the site. As part of the report preparation a hand dug trial trench was carefully excavated along the side of the garage. (see opposite)

5.13 As is apparent, it appears that a drain was installed along the side of the garage historically meaning that the expansion area for the garage has already been excavated and is not undisturbed ground.

5.14 No significant roots were encountered. The report concludes that the application proposals can be constructed without detriment to the trees subject to usual protection measures.

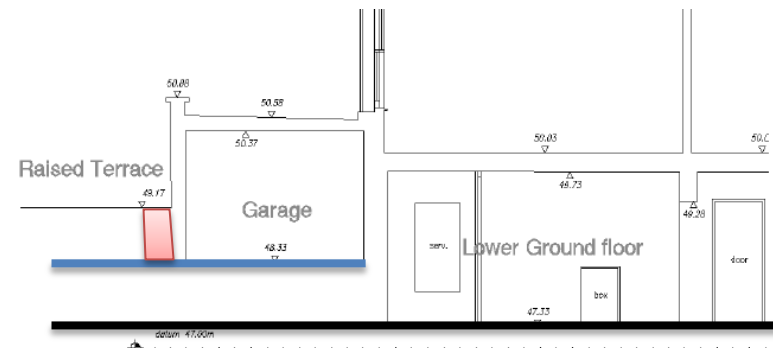
5.15 The structural report also considers the works to widen the garage and notes that given the minimal excavation proposed and the fact that the lower ground floor of the house sits well below the level of the garage there would be no structural implications for the house, no underpinning or other alterations required.

5.16 The section extract opposite highlights the existing lower ground floor level in black, the existing garage structure in blue and the approximate extent of soil removal in red.

5.17 As with the lightwell proposal it is clear that there are no material structural implications and that it would be disproportionate and unreasonable to require a full BIA for these works.



**Trial trench photograph**



**Existing section extract**



**Erection of the canopy**

5.18 It is proposed the erection of a canopy to the rear elevation of the property. The new canopy will be subordinate to the main property and due to its location would not be visible from public views within the conservation area.

5.19 It would be of regency style and constructed using lead and metal fretwork with glazed panels. By virtue of its design and materials, it will allow daylight to pass into the main house while providing enhanced amenity for the property owners in terms of the enjoyment of the rear garden.



**As proposed elevation showing the rear canopy**

5.20 The design of the canopy is inspired by similar examples within Park Village West and it is complimentary to the main building. It is considered that it is appropriate for the building and the surrounding area.

5.21 Officers considered the canopy at the pre-application stage and advised that the proposed location and the design of the canopy was considered acceptable.

***Replacement Steps***

- 5.22 It is proposed to replace the existing front steps and the steps from the rear elevation out onto the patio with similar stone steps but of higher quality York Stone. It is considered that the new steps will be an enhancement to the property and the Officers pre-application advice concurs. .

***New rooflight***

- 5.23 It is proposed to install a new rooflight to the flat roof of the main house so as to allow daylight into the centre of the house and to the stairwell. The rooflight will be concealed behind the ridge and will not be visible while at the same time will improve the living conditions of the occupiers.
- 5.24 It is also proposed to install a new skylight above the flat roof of the garage. This would be positioned to the rear of the roof and screened by the parapet so as not to be visible within the street scene.
- 5.25 As confirmed in the pre-application response, both elements are permitted development but have been included in the application so that a clear picture of all proposed works is provided.

***New side window***

- 5.26 A new oval window is proposed to the east elevation of the property to provide daylight into the ground floor stairwell that currently does not benefit from any window. The new window would be small scale and would not serve a habitable room. The officers comment a pre-applications stage was that:

*“The design, which takes its inspiration from Nash architecture, is considered acceptable and the same style of window is evident on a nearby property.”*

## **6.0 CONCLUSIONS**

- 6.1 No. 15 Park Village West stands within the Regents Park Conservation Area.
- 6.2 Although it is not listed, it makes a positive contribution to the Conservation Area.
- 6.3 The works which are proposed by this application are relatively minor. The new lightwells are characteristic of the area but would in any event have little or no visual impact. The slight widening of the garage would similarly have no material impact on the street scene. Neither element results in any significant structural alterations and there would be no harmful impacts on site trees.
- 6.4 The proposed canopy addition is again characteristic of the area and the Nash style of architecture. Situated at the rear the canopy would have no material impact upon the street scene.
- 6.5 New steps are proposed to the front and rear. These would be of similar design and appearance but utilising higher quality York stone. It is considered this represents an enhancement.
- 6.6 New windows and skylights provide light to the property and due to their position have no visual impact, they are of course also permitted development.
- 6.7 Overall it is considered that the works would preserve the character and appearance of the conservation area and officers favourable consideration of the application is therefore requested.