



Phillips Planning Services Ltd.  
Town Planning and Development Consultants

# **15 PARK VILLAGE WEST**

## LONDON

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



**S73 - MINOR MATERIAL AMENDMENT TO PERMISSION REF: 2016/3073/P**

**(REMOVAL OF GARAGE WIDENING PROPOSAL FROM THE APPROVED SCHEME AND  
ADDITION OF NEW DOOR AND STEPS TO WEST SIDE OF EXISTING GARAGE)**

JANUARY 2017

# 1.0 INTRODUCTION

1.1 This statement has been prepared in support of a S73 application which seeks a minor material amendment to planning permission reference 2016/3073/P at 15 Park Village West, London. This application was granted on 13 July 2016 and permits various extension and alteration works at the property. The proposed changes from the permitted scheme are twofold:

1. The permitted scheme provides for a widening of the existing garage at the property to its west side. This element of the permission is not to be progressed and so has been removed from the plans.
2. A new door from the unaltered western garage elevation with steps up to garden level is now proposed.

1.2 The proposed steps leading up from the new doorway would stand on a small part of the area where the permitted widening of the garage was to have taken place. The works therefore have less impact and would not be materially closer to the site trees than the previously approved scheme.

1.3 This statement provides a description of the site and its context, assesses the impact of the minor changes proposed to the approved scheme and explains why it is considered that these are acceptable in all respects. It is set out as follows:

2.0 Site Description

3.0 Planning Policy

4.0 Analysis

5.0 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. The red line shows approximately the extent of the previously permitted extension.



**View along the side of the garage showing previously permitted extension dashed in red**



**View from outside of the site showing the hedge boundary**

## 3.0 PLANNING POLICY

### National Planning Policy

- 3.1 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.
- 3.2 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.
- 3.3 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.”*
- 3.4 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**

#### **3.5 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*



### 3.6 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”*

### 3.7 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.*

### 3.8 **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.*

## 4.0 ANALYSIS

4.1 This application proposes two minor amendments to planning permission reference 2016/3073/P:

1. The removal of the previously permitted side extension.
2. A new door inserted into the otherwise unaltered western garage elevation with steps up to garden level.

4.2 When the original planning permission was granted for the widening of the garage this was supported by 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)

4.3 A drain had been historically installed along the side of the garage meaning that the widening of the garage would have been onto already excavated, not undisturbed ground. No significant roots were encountered. The report demonstrated that the garage could be widened without detriment to the trees and this was accepted by the Council when granting the permission.

4.4 The proposed steps leading up from the proposed new doorway would stand on part of the area where the permitted side extension was to have been built i.e. part of the area previously proposed to be excavated to provide the extension.

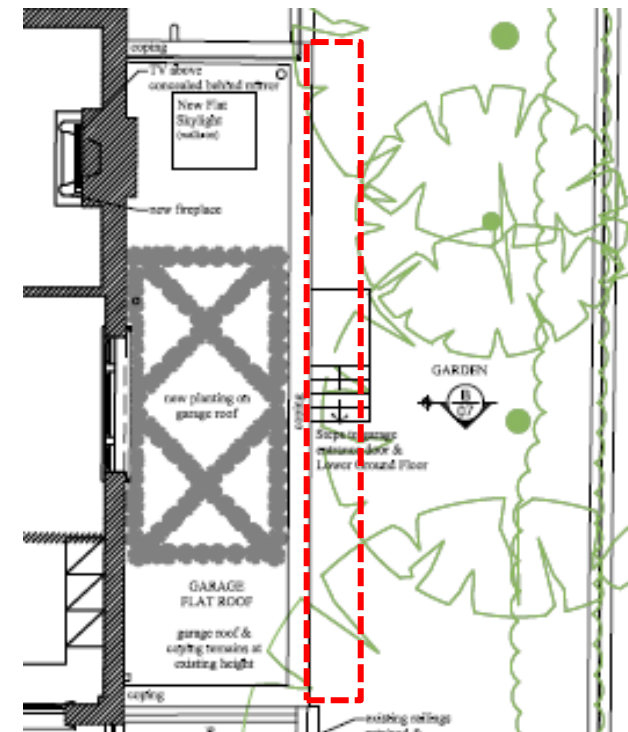


Trial trench photograph

4.5 Given that the proposed steps would only run alongside part of the garage as opposed to the approved extension as outlined in red on the extract opposite it is clear that this minor amendment proposal would have a greatly reduced impact in terms of the extent of excavation in this area.

4.6 Visually the proposed new door would not be prominent in any public views. From the front it would only be seen very obliquely in views along the side of the garage as shown below.

4.7 From the main road to the west of the site the whole of the side elevation of the garage is screened by the existing boundary treatment and hedge, again as shown in the photograph below. Visually it is submitted that the proposed amendment would not have any material impact upon the site or wider conservation area.



Frontage of existing garage



View along side of existing garage



View from main road to the west

## 5.0 CONCLUSIONS

- 5.1 The alterations to the approved scheme which are proposed by this application are relatively minor and reduce the overall footprint.
- 5.2 It is considered that the works would preserve the character and appearance of the conservation area and officers favourable consideration of this amendment application is therefore requested.