

Ms Tracey Rust  
TJR Planning  
Suite 3 The Mansion  
Wall Hall Drive  
Aldenham  
Hertfordshire WD25 8BZ

Application Ref: **2015/7165/L**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

31 January 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**12/12A Park Village West**  
**London**  
**NW1 4AE**

Proposal:

Extension at lower ground floor level involving excavation under former coach house, gym and courtyard including rear lightwell, insertion of 1st floor window to side elevation of coach house and minor internal alterations.

Drawing Nos: 1401/P: 01; 02; 03; 04; 05; 06; 07; 08; 09; 10; 20; 21; 22; 23; 24; 25; 26; 27; 28; 29; Planning statement and heritage statement prepared by TJR Planning dated December 2015; Arboricultural impact assessment prepared by Landmark Trees dated 8th December 2015; Construction Method Statement prepared by Conisbee dated 27 May 2016; Site investigation and basement impact assessment report prepared by GEA dated May 2016; Response to Campbell Reith prepared by Conisbee dated 27 May 2016

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 new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

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.

- 3 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.

- 4 Any historic fabric uncovered during the course of the works shall be salvaged and reused within the scheme unless agreed in writing by the Local Planning Authority beforehand.

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 Reasons for granting listed building consent.

The proposal is for an additional floor below both the existing coach house and the gym and courtyard immediately to the east. The basement extension is mainly under the garage block and would not have any features visible from the exterior. The basement extension would be subordinate and subservient to the main house and as such would not harm the significance of the grade II\* building. The submitted basement impact assessment has been independently audited. The predicted damage category is Burland Category 1, very slight.

The proposed window would match an existing window at first floor level and would be acceptable. The internal alterations are minor in nature and would not harm any architectural or historic features of interest. The National Planning Casework Unit has confirmed the application does not need to be referred.

The planning and appeal history of the site has been taken into account when coming to this decision. Advice (from the Regent's Park CAAC) and one objection were received prior to making this decision and duly taken into consideration.

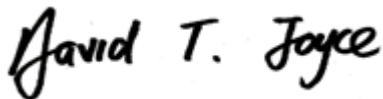
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development 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 London Plan 2016 and the NPPF 2012.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Executive Director Supporting Communities