



Historic England

LONDON OFFICE

Mr Charles Rose
London Borough of Camden
Development Management
Town Hall
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London
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Direct Dial: 07990 339977

Our ref: L00862391

8 May 2018

Dear Mr Rose

**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015
10 PARK VILLAGE WEST LONDON NW1 4AE
Application No 2018/1718/L**

Thank you for your letter of 11 April 2018 notifying Historic England of the application for listed building consent relating to the above site, and for arranging the site visit on 3 May.

Historic England Advice

Significance of the Historic Environment

Park Village West is a group of sixteen stucco houses individually designed 1832-37 by John Nash, James Pennethorne and other assistants in the Nash office, set in a picturesque layout, first sketched out by Nash in 1823. The group of sixteen houses are listed at Grade II*, reflecting their very high degree of special architectural and historic interest. Along with Park Village East, this development of small independent houses at the edge of Regent's Park was highly influential on the development of the Victorian middle-class suburb. Park Village East and West are also included within the Regent's Park Conservation Area as a distinctive part of Nash's wider scheme for Regent's Park.

Number 10 dates to c.1834-7 and was designed by the Nash office. It is a detached asymmetrical villa with a broad 'L' plan around a later conservatory, of two stories with a semi-basement and a shallow hipped roof with deep projecting eaves. Cartographic evidence included within the Heritage Statement indicates that around the mid-19th century the house was extended to the north. While the exact date of extension is unknown, it appears to be an early addition to the building and contributes positively towards the overall significance of the building. The building's interior appears to be well preserved, with intact architectural features including fireplaces, staircases and other decorative detailing.



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Impact of the Proposals

The proposals involve the installation of a lift across all levels within the building, involving the demolition of sections of historic floor and roof structures. The proposed plans indicate that at first floor level the blockwork would impact on the existing chimneybreast within the first floor dressing room. It is likely that the proposed lift installation would involve considerable structural intervention, however no information regarding the structural implications of the proposals on historic fabric has been included within the application. The lift overrun, while not likely to be visible from street level, would also appear externally at roof level, impacting on the existing roof profile.

Relevant Legislation, Policy and Guidance

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision makers to have special regard to the desirability of preserving listed buildings, their settings, and any features of special architectural or historic interest which they possess (Section 66). In this context 'preservation' is defined as 'causing no harm'.

Paragraph 132 of the National Planning Policy Framework states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be' with any harm requiring 'clear and convincing justification.' Paragraph 134 states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.'

'Easy Access to Historic Buildings' (Historic England, 2015) provides guidance on appropriate adaptations to historic buildings to improve access arrangements. While the document recognises that the installation of an integrated passenger lift is generally the best way to provide accessible circulation between different floors of a building, it notes that passenger lifts are 'more likely to be feasible in larger buildings' and 'are best located in the less-sensitive parts of historic buildings, for example secondary staircases and light wells or in areas that have already been disturbed or altered.'

Historic England's Position

Historic England supports the principle of improving accessibility in historic buildings wherever practically possible, provided that the work does not prejudice the character of the building or increase the risk of long-term deterioration to the building fabric or fittings. In this instance we consider proposed lift installation to cause unjustified harm to the significance this Grade II* listed building through the impact on plan form and loss of historic fabric. There do not appear to be sufficient public benefits associated with the proposals that would outweigh this harm, as is required under Paragraph 134 of the NPPF. Furthermore the proposed demolition of the existing partition wall



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between the dining room and WC would also result in the loss of significant historic fabric, which in our view is also unjustified.

Recommendation

Historic England is unable to support the proposals in their current form as the implications of this application are significant. We are not at present able to issue our draft letter of Authorisation. Please consult us again if any additional information or amendments are submitted.

Please note that this response related to historic building matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3735).

Yours sincerely

Sarah Freeman

Inspector of Historic Buildings and Areas

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