



**PLANNING STATEMENT AND
HERITAGE IMPACT ASSESSMENT**

**The Tower House, 12/12A Park Village West,
London NW1 4AE**

Prepared for

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1 INTRODUCTION

- 1.1 This statement is written in support of an application made under the provisions of Section 73 of the Town and Country Planning Act 1990 (as amended) to vary condition 3 of the planning permission granted on 31st January 2017 under application ref. 2015/7005/P in respect of the drawings so approved.
- 1.2 For the avoidance of doubt this statement is also written in support of the application for listed building consent relating to the minor changes now proposed from that approved under listed building consent also dated 31st January 2017 application ref. 2015/7165/L.
- 1.3 The planning permission was subject to a Section 106 Agreement and this is also dated 31st January 2017. It stands therefore that a Deed of Variation will be necessary in the event the Council are minded to approve this S73 application for amendments to the previously approved scheme.
- 1.4 Amendments relate in the main to the new basement level and associated internal changes to the former coach house. This includes incorporating the rear lightwell into the interior space and inserting skylights; changes to the internal layout of the new basement floor; and insertion of a new door opening from the existing courtyard/passage way at lower ground floor level.
- 1.5 At ground floor level, changes to the internal layout are proposed together with the provision of a new door opening into the former coach house from the existing structure which links the original main building to the coach house. The three rooflights within the courtyard at ground floor level approved under application ref. 2015/7005/P have been omitted from the revised scheme proposals.
- 1.6 At first floor level minor internal changes are proposed.
- 1.7 It is important to note that the minor changes to the approved scheme do not have an impact on the structural scheme previously developed and approved by Camden Council under application ref. 2015/7005/P.
- 1.8 This statement should be read in conjunction with the architectural drawings of Watson, Bertram and Fell.

2 THE HERITAGE ASSET AND ASSESSMENT

2.1 No. 12 Park Village West is a single family dwelling house comprising lower ground, ground, first and second floors. The building was listed grade II* in May 1974 along with nos. 1-8, 10-14 & 17-19 Park Village West. Built circa 1832-7 of John Nash's suburban housing, a group of 16 related houses in a picturesque layout close to Regent's Park. Park Village West also lies within the Regent's Park Conservation Area.

2.2 An extract from the statutory listing description reads:

"No. 12 (Tower House): c1834-7 by Nash office for James Johnson, physician to William IV. Low slated pitch roofs with wide bracketed eaves and stuccoed slab stacks with dentil enrichment. Italianate design with 3 storey octagonal entrance tower based on Tower of the Winds on angle of 2 and 3 storey villa. Right hand return with 3 window canted oriel rising through 2 storeys. Pedimented entrance porch with panelled door. Recessed sashes, those above porch blind. Casements with cast iron balcony to ground floor of oriel. SUBSIDIARY FEATURES: attached low sleeper wall with columns carrying urns; cast iron railings. No. 12A: single storey pedimented building of later date, with tetrastyle pilaster treatment. The former coach house of No. 12."

2.3 In the late 1980's planning permission and listed building consent was granted for the erection of a conservatory extension in the rear garden and construction of front entrance gates including extension of existing railing along the boundary.

Significant Findings

2.4 The significant findings are:

- The building was listed grade II* in 1974 along with nos. 1-8, 10-14 & 17-19 Park Village West. A picturesque layout of 16 related houses forming a cluster of Nash's suburban housing close to Regent's Park;
- The building was listed not only for group value of Park Village West but also for its contribution to the wider area surrounding Regent's Park;
- The building is a fine example of Italianate architecture and has been well preserved and cared for retaining many architectural and historic features of interest; and
- The single storey studio building adjacent is a later addition and the former coach house of no. 12.

Significant Issues

2.5 There are two significant issues:

- Whether the proposals, the subject of this application conserve the special architectural interest and significance of the heritage asset; and
- Preserve or enhance the character and appearance of the Regent's Park Conservation Area.

Summary Conclusions

- 2.6 The proposed changes to the approved scheme granted planning permission and listed building consent in January 2017 under application ref. 2015/7005/P & 2015/7165/L are minor in nature and would not have a harmful impact upon the heritage value of the listed building. The architectural quality and character of the heritage asset would thus be conserved.
- 2.7 The extent of excavation would be as previously approved. The new level would be under only the later addition and courtyard and would not therefore impact upon the Tower House (no. 12) itself ensuring what is significant about this heritage asset is conserved.
- 2.8 The insertion of an additional opening to that already approved on the side elevation of the new lower level would face directly into the lower courtyard and would not therefore be detrimental to the architectural quality and distinctiveness of this II* listed building. The modest openings would be in keeping with the character of the existing building and would not therefore be harmful to the buildings' visual appearance and significance.
- 2.9 The minor internal changes to that already given consent would not harm any architectural or historic features of interest and the original plan form would remain clearly discernible.
- 2.10 Overall, the proposals conserve what is special about this heritage asset and preserve any architectural features of interest. Furthermore, the character and appearance of the Conservation Area would be preserved.
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3 PLANNING POLICY FRAMEWORK

2018 National Planning Policy Framework (NPPF)

- 3.1 As with the 2012 NPPF, at the heart of the revised (24th July 2018) Framework is a presumption in favour of sustainable development which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 3.2 The revised NPPF makes clear that the starting point for decision making is the development plan and a presumption in favour of sustainable development does not change that statutory status. Applications for development proposals that accord with an up-to-date Local Plan should therefore be approved without delay.
- 3.3 The NPPF recognises that the planning and development process is fundamental in achieving the creation of high-quality buildings and places in which to live and work and that good design is a key aspect of sustainable development.
- 3.4 The NPPF identifies the importance of heritage assets both in terms of local historic value and highest significance such as World Heritage Sites and that they are an irreplaceable resource. Great effort should be made therefore to conserve such assets in a manner appropriate to their significance. Paragraph 192 of the revised NPPF requires Local Authorities, when determining planning applications, to take account of *"the desirability of new development making a positive contribution to local character and distinctiveness"*

Development Plan

- 3.5 Having regard to the 2018 NPPF and Planning Practice Guidance (revised September 2018), the proposal has been assessed in relation to relevant policies contained within the Mayor's Consolidated London Plan dated March 2016 and the London Borough of Camden's Local Plan adopted on 3rd July 2017. Both Plans are in general conformity with the NPPF and are thus up to date.

The London Plan 2016

- 3.6 The London Plan is a spatial development strategy for London which provides guidance to assist local authorities when preparing their local plans. Policies within local plans thus need to be in general conformity with the London Plan.

Camden's Local Plan 2017

- 3.7 One of the main objectives identified in the Council's Local Plan is to manage change and growth in a manner that respects the character, heritage and distinctiveness of the Borough for it to continue to be a popular place to live, work and visit.
- 3.8 The application property is a grade II* listed building and sits within the Regent's Park Conservation Area. The following policies within the Local Plan are therefore considered to be of particular relevance in the determination of these applications:
- A1 - Managing the impact of development;
 - A5 - Basements;
 - D1 - Design; and
 - D2 - Heritage

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.9 Whilst the NPPF and development plan are material considerations, the approach to listed buildings and conservation areas is underpinned by the statutory requirements in Sections 66 and 72 of the Town and Country Planning (Listed buildings and Conservation Areas) Act 1990 (1990 Act) where, in determining development proposals, Local Planning Authorities should pay special attention to the desirability of preserving the building or its setting or any features of special architectural or historic interest and preserving or enhancing the character and appearance of a conservation area.

Supplementary Planning Documents (SPD)

- 3.10 Regard is also had to the Regent's Park Conservation Area Appraisal. This document was adopted by the Council in 2011 as a guide for development and the approach to be taken in the preservation and enhancement of the Conservation Area.

4 THE AMENDED SCHEME AND POLICY COMPLIANCE

Impact on Heritage Assets

- 4.1 The building is statutorily listed and lies within a conservation area, also a designated heritage asset. As such, when considering development proposals, the Local Planning Authority must ensure proposals do not harm what is architecturally and/or historically significant about this Grade II* listed building and also pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area in which the building is situated.

The Approved Scheme

- 4.2 As referenced in Section 1 of this statement, planning permission and listed building consent was granted in January 2017 for extension at lower ground floor level involving excavation under the former coach house, gym and courtyard including a rear lightwell, insertion of first floor window to side elevation of coach house and internal alterations.
- 4.3 In considering the applications, the LPA took the view that the proposed internal alterations and basement excavation would not harm the significance of the heritage assets and thus granted permission/consent on the basis that the proposals were in conformity with the development plan.
- 4.4 The principle of development is therefore accepted and the permission/consent granted in 2017 remain extant.

The Proposed Amendments

- 4.5 As described earlier in this statement and demonstrated in the architectural drawings forming part of this application, the proposed amendments do not alter the extent of excavation works but rather relate to changes to the internal layout, provision of skylights over the previously approved lightwell at the rear and minor elevational changes.

Local Plan Policies

- 4.6 Since the grant of planning permission and listed building consent in early 2017 Camden adopted a revised Local Plan dated 24th July 2017. However, policies relevant to this Section 73 application have not materially changed from those relevant at the time of consideration of the approved scheme. It should also be borne in mind that the approach to listed buildings and conservation areas is, in any event, underpinned

by the statutory tests contained within the 1990 Act and the requirements of protecting heritage assets, not least, listed buildings and any special architectural or historic features of interest; but also preserving or enhancing the character and appearance of the conservation area.

- 4.7 Policy A1 of the 2017 Local Plan seeks to protect the amenity of local communities and neighbours and policy A5 relates to basement development. Policy D1 relates to securing high quality design in new development whilst policy D2 requires development proposals to preserve and enhance heritage assets.
- 4.8 The proposed amendments are relatively minor in nature and do not significantly alter the scheme as previously approved. The extent of excavation has not changed and there would thus be no material impact on the structural scheme previously developed for the Basement Impact Assessment approved by the Council under application ref. 2015/7005/P.
- 4.9 As a result of the proposed amendments to the internal layout of the approved new lower ground level, the insertion of an additional opening on the flank elevation facing into the courtyard is proposed. The window and door would face directly towards the main dwelling, no. 12 at the lower level. The modest size of the openings and use of traditional materials would ensure these changes are wholly in keeping with the period building and thus entirely respectful to it.

Impact of the Proposals upon the Conservation Area

- 4.10 The application property and surrounding area is characterised by attractive buildings of architectural and historic importance which provide a striking juxtaposition between built form and the large expanse of green open space of Regent's Park. The Conservation Area covers the eastern section of John Nash's early 19th century development and the Council's appraisal document comments that *"It is a small part of a greater scheme that extends to the west into the City of Westminster, and comprises a unique planned composition of landscape and buildings, at once classical and picturesque"*.
- 4.11 Amendments to the approved scheme essentially relate to the interior of the building with only minor elevational changes involving the insertion of modest openings in the new lower ground level. As such the proposals would preserve the character and appearance of the conservation area.

Impact upon Residential Amenity

4.12 For the reasons given in the preceding paragraph, it stands therefore that the proposed amendments to the approved scheme would not have a material impact on existing residential amenity.

In Summary

4.13 For the reasons set out in this statement, the proposals are in conformity with the development plan referenced in Section 3 of this statement and comply with the statutory tests of the 1990 Act.

5 CONCLUSIONS

- 5.1 The proposed amendments to the approved scheme would meet the needs of the present without compromising future generations to meet their own needs.
- 5.2 The development as proposed would not harm what is significant about this heritage asset and it would be conserved and protected in the long term. Furthermore, the character and appearance of the conservation area would be preserved and there would be no detrimental impact upon existing residential amenity as a result of the development.
- 5.3 The proposed development meets the statutory requirements of Sections 66 and 72 of the 1990 Act and complies with the Local Plan and central government policies in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. In our judgement no other material considerations weigh against it.
- 5.4 Accordingly we trust that Camden Council will determine that the application for planning permission and listed building consent can be approved.