

Application ref: 2018/5592/L  
Contact: David Peres Da Costa  
Tel: 020 7974 5262  
Date: 17 April 2019

**Development Management**  
Regeneration and Planning  
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TJR Planning  
Suite 3 The Mansion  
Wall Hall Drive  
Aldenham  
WD25 8BZ

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:

Amendment to previously consented scheme (ref: 2015/7165/L dated 31/01/2017) (for excavation under former coach house, gym and courtyard, including rear lightwell and insertion of first floor window to side elevation of coach house), namely to incorporate rear lightwell into lower ground floor room with rooflights above; insertion of door at lower ground floor level; omission of ground floor rooflights; creation of lightwell at rear (east elevation); and changes to internal layout at lower ground, ground (including new door opening) and 1st floor.

Drawing Nos: 255-TH-: P01 LGFf; P02e GF; P03c 1st F; P04 2nd Floor; P05 Roof; DET 01b; Planning Statement And Heritage Impact Assessment prepared by TJR Planning dated November 2018

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

255-TH-: P01 LGFf; P02e GF; P03c 1st F; P04 2nd Floor; P05 Roof; DET 01b; Planning Statement And Heritage Impact Assessment prepared by TJR Planning dated November 2018

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

- 4 During construction, should any previously unrecorded historic fabric been uncovered, work should stop in the relevant location and the Council's conservation officer called on site with a view to agreeing an acceptable design solution before works proceed any further.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission

The proposals are minor in nature. The proposal would incorporate the rear lightwell into the lower ground floor room with rooflights above. This change would not affect the extent of excavation previously approved and would have no impact on Tower House (no. 12) itself, ensuring what is significant about this heritage asset is conserved.

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 removal of fabric at lower ground floor level is acceptable. From the information provided it appears that this fabric relates to later modifications and therefore is not likely to be of significance. However, when these works proceed should any historic fabric been uncovered work should stop in the relevant location and the Council's conservation officer called on site with a view to agreeing an acceptable design solution before works proceed. This

would be secured by condition.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections have been received. Comments from the Regent's Park CAAC were received prior to making this decision and duly taken into consideration.

The National Planning Casework Unit has confirmed the application does not need to be referred.

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 policies D2 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is written over a faint rectangular stamp.

Daniel Pope  
Chief Planning Officer