



**PLANNING STATEMENT AND
HERITAGE IMPACT ASSESSMENT**

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 for planning permission and listed building consent for excavation under the former coach house, gym and courtyard to form a new basement level; creation of a lightwell at the rear (east elevation); insertion of a first floor window to the side elevation of the coach house; and internal alterations.
- 1.2 This statement should be read in conjunction with the following:
- Architectural drawings of Watson, Bertram and Fell;
 - Topographical Survey;
 - Design and Access Statement of Watson, Bertram and Fell dated September 2019;
 - Construction Method Statement of Conisbee dated 30th September 2019;
 - Site Investigation and Basement Impact Assessment of GEA dated September 2019; and
 - Arboricultural Impact Assessment Report of Landmark Trees dated 24th September 2019.
- 1.3 This statement firstly deals with preliminary matters and describes the application site and its surroundings; relevant planning history; briefly describes the proposed development; and provides the summary conclusion. Section 3 describes the Heritage Asset and significance and assesses the impact of the proposals on that significance; Section 4 provides the planning policy framework in which this application needs to be assessed and Section 5 demonstrates why the proposals are in compliance with planning policy. Section 6 draws on the conclusions reached.

2 PRELIMINARY MATTERS

Application Site

- 2.1 The property is a single-family dwelling house comprising lower ground, ground, first and second floors and is situated on the northern side of the road close to the junction with Albany Street. The site also includes a former coach house of two storeys which is linked to the host dwelling at ground floor level only. The building is grade II* listed and forms part of a group of 16 related houses built circa 1832-37 as part of John Nash's suburban housing.



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Surrounding Area

- 2.2 The property is situated close to the open space of Regent's Park and the immediate surrounding area is predominately residential in character.

Relevant Planning History

- 2.3 Planning permission and listed building consent were granted on 31st January 2017 under application ref. 2015/7005/P & 2015/7165/L for excavation under the former coach house, gym and courtyard, including rear lightwell, insertion of a first floor window to side elevation of the coach house and internal alterations.
- 2.4 A further planning permission dated 15th April 2019 (2018/5593/P) was granted under Section 73 of the Act for a variation to the approved drawings under the earlier permitted scheme, namely to incorporate the rear lightwell into the lower ground floor room with rooflights above, creation of a lightwell at the rear (east elevation) and

insertion of new door at lower ground floor level.

- 2.5 Listed building consent was granted on 17th April 2019 (2018/5592/L) for amendments to the previously approved scheme granted consent on 31st January 2017 (2015/7165/L).

The Proposal

- 2.6 Whilst the listed building consent (2018/5592/L) can be implemented up until 16th April 2022, the extant planning permission for the development expires on 30th January 2020.
- 2.7 An application is now therefore submitted for a new planning permission for the scheme as previously approved. For completeness and good housekeeping, an application for listed building consent is also submitted for the same including the internal alterations previously consented.

Please refer to the architectural drawings and submitted documents for full details of the scheme proposals.

Section 106 Legal Agreement

- 2.8 Both planning permissions referred to above were granted subject to a Legal Agreement made under S106 of the Act. It stands therefore that a Deed of Variation will be necessary in the event the Council are minded to grant the application in order to bind the planning obligations to the new permission.

Summary Conclusions

- 2.9 Extant planning permission and listed building consent exist for the development as proposed.
- 2.10 Planning policies have not changed to the extent that permission/consent should now be refused.
- 2.11 Structural works associated with the proposed excavation under the former coach house and studio to form additional accommodation would ensure structural stability is maintained thus conserving the building in the long term particularly as evidence of subsidence and cracking has been found following investigative works by Structural Engineers.
- 2.12 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.

- 2.13 The below ground level would provide ancillary residential accommodation wholly underground and not therefore directly visible from any public or private view. The insertion of a small window on the side elevation of the coach house (12A) would not have a harmful impact upon the heritage value of the listed building.
- 2.14 The internal alterations are minor in nature and would not harm any architectural or historic features of interest. Further, the original plan form would remain clearly discernible.
- 2.15 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.
- 2.16 The development complies with national and local planning policies.

3 THE HERITAGE ASSET AND ASSESSMENT

3.1 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.

3.2 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."

3.3 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

3.4 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

3.5 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

- 3.6 The proposals would not have a harmful impact upon the heritage value and significance of the listed building. The architectural quality and character of the heritage asset would thus be conserved.
- 3.7 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 that the heritage value and significance of the building is protected.
- 3.8 New openings on the side elevation 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.
- 3.9 The internal alterations, as previously consented, would not harm any architectural or historic features of interest and the original plan form would remain clearly discernible.
- 3.10 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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4 PLANNING POLICY FRAMEWORK

2018 National Planning Policy Framework (NPPF)

- 4.1 As with the 2012 NPPF, at the heart of the revised 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.
- 4.2 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.
- 4.3 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.
- 4.4 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

- 4.5 Having regard to the 2018 NPPF and Planning Practice Guidance, 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

- 4.6 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.
- 4.7 Specifically, in terms of the historic environment, the London Plan seeks to safeguard heritage assets and encourages development to conserve, restore, re-use and be

sympathetic to their form, scale, materials and architectural detail and advises that proposals should reinforce the qualities that make them significant.

Camden's Local Plan 2017

- 4.8 Consistent with the London Plan, 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.
- 4.9 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;
 - A3 – Biodiversity;
 - A5 – Basements;
 - D1 – Design; and
 - D2 – Heritage

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.10 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)

- 4.11 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.

5 THE PROPOSALS AND POLICY COMPLIANCE

Local Plan Policies

- 5.1 Camden's revised Local Plan was adopted in July 2017. Policies relevant to the Section 73 application approved in 2019 (2018/5593/P) and the application for listed building consent (2018/5592/L) had not materially changed from development plan policies relevant at the time of consideration of the first approved scheme under application ref. 2015/7005/P & 2015/7165/L.
- 5.2 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.
- 5.3 Every effort has been made to ensure the proposals, whilst meeting the expectations of modern day living, do not harm the architectural quality and integrity of the existing building, the significance of the Conservation Area or the amenities of neighbouring occupiers. To that end, the proposed development would be executed to a very high standard ensuring the proposal is respectful to the form, layout and integrity of the existing building and harmonious with the townscape character and local distinctiveness of the area.
- 5.4 In granting permission/consent in 2017 under the Core Strategy and Development Policies of the Local Development Framework, the LPA commented:
- "The basement extension would be subordinate and subservient to the main house and as such would not harm the significance of the grade II* listed building;*
- The BIA has been independently audited..... The predicted damage category is Burland 1, very slight. The audit accepts that the development would not impact on the wider hydrology of the area and is not in an area subject to flooding;*
- The Arboricultural report.....demonstrates that the trees on the host and neighbouring sites would be adequately protected;*
- The internal alterations....would not harm any architectural or historic features of interest."*
- 5.5 The LPA thus concluded that the proposed development would not harm the heritage value and significance of the listed building or the living conditions of neighbouring occupiers. The scheme was considered by the Council to be in general accordance with

the NPPF and Local Plan and as such granted planning permission and listed building consent.

- 5.6 Similarly, in granting permission/consent in 2019 for the variation scheme, the Council commented *"The proposals are considered minor in nature.... As such, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The development also accords with the NPPF and the London plan 2016"*
- 5.7 This current proposal is for the same scheme as previously approved. The extent of excavation has not changed, there would be no material impact on the structural scheme previously developed and heritage assets would be protected.
- 5.8 The updated documents forming part of this application also demonstrate that the application scheme accords with the aims and objectives of prevailing national and local planning policies as demonstrated below.

Impact on Heritage Assets

- 5.9 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

- 5.10 As referenced in Section 2 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. A further planning permission was granted in April 2019 (2018/5593/P) under S73 of the Act for amendments to the previously approved scheme. Listed building consent was also granted in April 2019 (2018/5592/L) for the same.
- 5.11 In considering the earlier applications, the LPA took the view that the proposed internal changes, modest external alterations and basement excavation would not harm the significance of heritage assets and thus granted permission/consent on the basis that the proposals were in conformity with the development plan.
- 5.12 The principle of development is therefore accepted and the permissions/consents

granted in 2017 and 2019 remain extant.

The application scheme

- 5.13 As described earlier in this statement and demonstrated in the architectural drawings forming part of this application, the proposed scheme is as previously approved. This application is purely to afford the applicant additional time in which to start the works given that the extant planning permission expires in less than 4 months time.

Impact of the proposals on the listed building

New basement level

- 5.14 The former coach house (12A) is a later addition and is separated from no. 12 by the front courtyard. The attached studio adjoins the Tower House (no. 12) at the far north west corner. The proposed excavation works avoid the Tower House itself and this building is therefore maintained as originally constructed conserving the significance of the heritage asset.
- 5.15 The proposals would create useable living space whilst safeguarding the structural integrity of existing structures and protecting the former coach house and studio in the long term.

Construction of the development

- 5.16 A comprehensive site investigation has been carried out and such findings are that the geology of the area is capable of supporting the loads from the proposed development and that there would be no adverse impacts upon hydrological conditions of the local environment.
- 5.17 As advised in the CMS of Conisbee and the Basement Impact Assessment of GEA, the proposed structural design and scope of the works should not have any significant adverse impact on the structural stability of the existing building or any neighbouring structures. Rather, the proposals would strengthen the existing structure which is known to be compromised by subsidence and cracking. The proposals would therefore ensure the building is conserved in the long term.

Internal alterations

- 5.18 The internal alterations are minor in nature and preserve the special interest and significance of the listed building including features of architectural or historic interest.

Impact of the proposals on the conservation area

- 5.19 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"*.
- 5.20 The current proposals are as previously approved by the Council and preserve the character and appearance of the conservation area.
- 5.21 As the former coach house and studio are later additions it is considered that the creation of an additional floor underneath would not harm the special architectural quality and character of the Tower House (no.12) or indeed the integrity of Nash's planned layout of a picturesque cluster of suburban villas within the Regent's Park Conservation Area.

External alterations

- 5.22 As a result of the internal re-arrangement of the coach house and to afford additional natural light and ventilation, the development includes the insertion of openings on the flank elevation facing into the courtyard and the host dwelling. The modest size of the openings and use of traditional materials would ensure these changes are wholly in keeping with the period building and character of the area.

Trees and Landscaping

- 5.23 Policy A3 of the Local Plan protects trees and vegetation of significant amenity value.
- 5.24 A tree survey and impact assessment of the proposals has been carried out by Landmark Trees. No trees would need to be felled as a direct result of the development and the findings are that the proposals would not have any significant impact on the wider tree population or local landscape. The visual amenities of the area would thus be protected.
- 5.25 The report also includes details of tree protection measures during construction of the development.

Please refer to the Arboricultural Impact Assessment report of Landmark Trees for further detailed information.

Impact upon Residential Amenity

5.26 The resulting development would not harm the living conditions of neighbouring occupiers. The development is entirely underground having no visual impact therefore and external alterations to the building are modest and face directly into the courtyard. The amenity of local residents would therefore be safeguarded.

In Summary

5.27 For the reasons set out in this statement, the proposals are in conformity with the Camden Local Plan and comply with the statutory tests of the 1990 Act.

6 CONCLUSIONS

- 6.1 The application scheme would meet the needs of the present without compromising future generations to meet their own needs.
- 6.2 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.
- 6.3 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.
- 6.4 Accordingly, we trust that Camden Council will determine that the application for planning permission and listed building consent can be approved.