

Application ref: 2019/5597/L
Contact: David Peres Da Costa
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Date: 1 May 2020

Development Management
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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:

Excavation under former coach house, gym and courtyard to form new basement level with lightwells; insertion of 1st floor window to side elevation of coach house; and internal alterations.

Drawing Nos: 1948 - BP; 1948 - SLP; 1948 - TS

1948 - EP - : 01; 02; 03; 04; 05; 1948 - EE - : 01; 02; 03; 1948 - ES - : 01; 02

1948 - PP - : 01; 02; 03; 04; 05; 1948 - PE - : 01; 02; 03; 1948 - PS - : 01; 02; 1948 -

PD - 01

Planning statement and heritage statement prepared by TJR Planning dated October 2019; Design & Access Statement prepared by Watson Bertram & Fell dated September 2019; Arboricultural impact assessment prepared by Landmark Trees dated 13th February 2020; Construction Method Statement prepared by Conisbee dated 30 September 2019; Site investigation and basement impact assessment report prepared by GEA dated September 2019

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:

1948 - BP; 1948 - SLP; 1948 - TS

1948 - EP - : 01; 02; 03; 04; 05; 1948 - EE - : 01; 02; 03; 1948 - ES - : 01; 02

1948 - PP - : 01; 02; 03; 04; 05; 1948 - PE - : 01; 02; 03; 1948 - PS - : 01; 02;
1948 - PD - 01

Planning statement and heritage statement prepared by TJR Planning dated October 2019; Design & Access Statement prepared by Watson Bertram & Fell dated September 2019; Arboricultural impact assessment prepared by Landmark Trees dated 13th February 2020; Construction Method Statement prepared by Conisbee dated 30 September 2019; Site investigation and basement impact assessment report prepared by GEA dated September 2019

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 be uncovered which is not identified in the 'Planning statement and heritage statement' dated October 2019, the relevant works to the affected area shall cease until details of a scheme of mitigation for the impact on the unrecorded historic fabric have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in strict accordance with the approved scheme of mitigation.

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 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 will not harm the significance of the historic 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 listed buildings may still have elements of the original Nash development which are not currently evident. For this reason should any historic fabric of interest be uncovered it is important that works in the affected area should cease and the applicant submit a scheme of mitigation. This would be secured by condition.

Historic England have not objected and 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. No objections were received prior to making this decision.

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 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



Daniel Pope
Chief Planning Officer