



Historic England

Mr Patrick Marfleet  
London Borough of Camden  
Development Management  
Town Hall  
Judd Street  
London  
WC1H 9JE

Direct Dial: 07990 339977

Our refs: L01175813 and BP43

27 April 2020

Dear Mr Marfleet

**Arrangements for Handling Heritage Applications Direction 2015  
& T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**10 PARK VILLAGE WEST LONDON NW1 4AE  
Application Nos 2020/0704/L & 2019/6033/P**

Thank you for your letters of 13 February and 23 April 2020 regarding the above applications for listed building consent and planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the applications.

**Historic England Advice**

*Significance*

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 the house was extended to the north in the mid-19th century. While the exact date of extension is unknown, it appears to be an early addition and contributes positively towards the overall significance of the building. The building's interior is well preserved.



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### *Impact of the Proposals*

The proposals are for a small extension to the north-west elevation of the building to accommodate an external lift shaft. The lift has been designed so as to correspond to existing openings at all levels. There would be some minor impact to historic fabric, however this affects the mid-19th century addition to the building, which has already been subject to a degree of impact to incorporate bathroom services. There would also be a degree of visual impact to the external appearance of the building, however the proposed location is well screened and set back from the front elevation and below eaves level.

A previous application for listed building consent (ref: 2018/1718/L) for an internal lift across all levels within the building was withdrawn, which would have involved the demolition of sections of historic floor and roof structures. The current proposals, in our view, represent a lower level of impact on the significance of this Grade II\* listed building and have only a minor impact on the character and appearance of the Regent's Park Conservation Area.

### *Relevant Policy and Guidance*

Paragraph 193 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, and paragraph 194 states that any harm should require 'clear and convincing justification'. Where proposals would lead to less than substantial harm, paragraph 196 requires the harm caused to 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 unduly harm significance or increase the risk of long-term deterioration to the building fabric or fixtures.

We consider the current scheme to represent the least harmful location to accommodate a lift within this highly significant Grade II\* listed building, as demonstrated by the range of different options tested by the architects through the previous application and subsequent pre-application discussions. We welcome the



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utilisation of existing openings within the north-west elevation and care that has been taken to match the design, proportions and facing materials with that of the existing building. We appreciate that there will be some impact on the character and appearance of the Regent's Park Conservation Area, but consider this to be minor.

Notwithstanding the above, in determining this application, your Authority is required to give special regard to any impacts on the significance of the listed building and conservation area arising from the proposals and weigh up any harm caused against the public benefits of the proposals in line with NPPF policy.

### **Recommendation**

Historic England has no objection to the applications on heritage grounds. In determining these applications you should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your Authority should take these representations in account and determine the application in accordance with national and local planning policy and in consultation with your specialist conservation advice. We have drafted the necessary letter of authorisation for your Authority to determine the application as you see fit and have referred this to the National Planning Casework Unit (NPCU) (copy attached). You will be able to issue a formal decision once the NPCU have returned the letter of authorisation to you, unless the Secretary of State directs the application to be referred to them.

This response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority. The full GLAAS consultation criteria are on our webpage at the following link: <https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

Yours sincerely

**Sarah Freeman**

Inspector of Historic Buildings and Areas

E-mail: [sarah.freeman@historicengland.org.uk](mailto:sarah.freeman@historicengland.org.uk)

cc: Dr Rose Todd, Senior Conservation Officer, Camden Council



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27 April 2020

Dear Mr Marfleet

**Arrangements for Handling Heritage Applications Direction 2015**

**Authorisation to Determine an Application for Listed Building Consent as Seen Fit**

**10 PARK VILLAGE WEST LONDON NW1 4AE**

**Application No 2020/0704/L**

Applicant:	Mr Nick Scannell, Belsize Architects
Grade of building(s):	II*
Proposed works:	Internal and external alterations including installation of lift shaft on side elevation and installation of rooflight on side roof slope.
Drawing numbers:	As published to Local Authority website

Date of application:	3 December 2019
Date of referral by Council:	13 February 2020
Date received by Historic England:	13 February 2020
Date referred to CLG:	27 April 2020

You are hereby authorised to determine the application for listed building consent referred to above as you think fit.

Yours sincerely

**Sarah Freeman**

Inspector of Historic Buildings and Areas

E-mail: [sarah.freeman@historicengland.org.uk](mailto:sarah.freeman@historicengland.org.uk)

NB: This authorisation is not valid unless it has been appropriately endorsed by the



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Secretary of State.  
cc



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