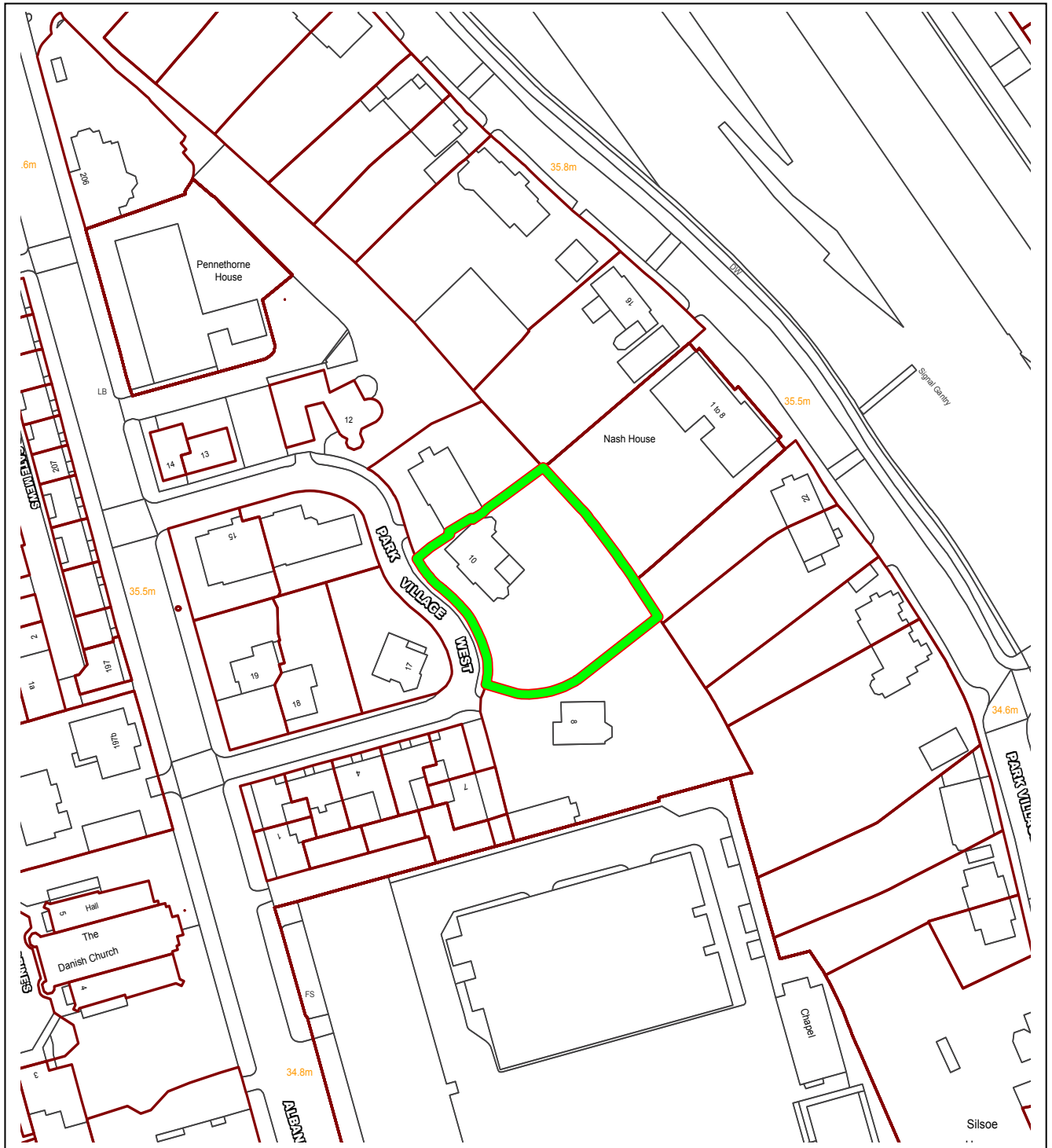


10 Park Village West 2019/6033/P 2020/0704/L



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1. Front elevation



2. Side elevation and location of proposed lift



3. Neighbouring property at No.11 with existing side extension



4. Existing street view



5. Proposed street view



Delegated Report (Members Briefing)		Analysis sheet N/A		Expiry Date: 09/04/2020	
				Consultation Expiry Date: 14/05/2020	
Officer			Application Number(s)		
Patrick Marfleet			1. 2019/6033/P 2. 2020/0704/L		
Application Address			Drawing Numbers		
10 Park Village West London NW1 4AE			See draft decision notices		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
1. External alterations including erection of three storey side extension and installation of rooflight on side roof slope. 2. Internal and external alterations including erection of three storey side extension and installation of rooflight on side roof slope.					
Recommendation(s)		1. Grant conditional planning permission 2. Grant conditional listed building consent			
Application Type:		1. Full Planning Permission 2. Listed Building Consent			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices			
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	01	No. of objections	00
		No. electronic	01		
Summary of consultation responses:		Site notice: 19/02/2020 - 14/03/2020 Press notice: 20/02/2020 - 15/03/2020 No comments received.			
CAAC/Local groups comments:		Regents Park CAAC objected on the following grounds: 1. The proposed lift shaft would interrupt the distinctive clarity of the two inter-related blocks of the original building, while the juxtaposition of the shaft with the eaves is clumsy and seriously harms the clarity and line – including the shadow line – which is key to the design function of the roof. The shaft is an intrusion which substantially harms the original and surviving design of the villa. It does not appear subservient to the building in the two respects identified here (plan form and roof with eaves). The proposals would seriously harm the special significance of the Listed Building. 2. We object to the form of the proposed replacement conservatory.			

While we welcome high-quality contemporary design, the scale of the glazing panels and crude form of the framing are harmful to the Listed Building.

Officer comments:

1. *The impact of the extension on the character of the listed building is discussed in paragraph 2.2 of this report.*
2. *The current proposals are for the installation of a lift only and do not include the replacement of the existing conservatory.*

Historic England

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.

Site Description

The application site is located on the eastern side of Park Village West and relates to a detached two storey villa with a semi-basement and a shallow hipped roof with deep projecting eaves. The submitted Heritage Statement indicates that the house was extended to the north in the mid-19th century. While the exact date of the 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.

The existing building is Grade II* Listed and located within the Regent's Park Conservation Area.

Relevant History

None relevant to current application.

Relevant policies

National Planning Policy Framework 2019

Intend to Publish London Plan March 2019

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG Design

CPG Amenity

CPG Altering and extending your home

Regent's Park Conservation Area Appraisal and Management Strategy 2011.

Assessment

1.0 PROPOSAL

1.1 Planning permission and listed building consent is sought for the erection of a three storey side extension to accommodate a platform lift at the property. The proposed extension would be located on the northern elevation of the property and finished in white stucco render and timber windows/doors. A conservation style rooflight is proposed to be installed on the side (north) roofslope of the property.

1.2 The proposals also include some minor internal alterations, most notably the enlargement of the existing bathroom window at ground floor level and lowering of the existing side windows cill at first floor level.

2.1 ASSESSMENT

The material considerations for this application are summarised as follows:

- Design and Conservation (impact of the proposal on the special interest of the host Listed Building and the character and appearance of the surrounding conservation area);
- Amenity;

2.2 DESIGN AND CONSERVATION

2.2.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2.2 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013, requires special attention to be paid to the desirability of preserving the building's setting or any features of special architectural or historic interest. In considering developments affecting a conservation area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires local authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

2.2.3 Furthermore, 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.

2.2.4 The proposed three storey side extension is considered to represent a proportionate addition that would not cause unacceptable harm to the original character and setting of the listed building. In terms of its design, the proposed extension appears as a stair turret similar to that on the neighbouring property at No.11, and officers welcome the care that has been taken to match the design, proportions and facing materials with that of the existing building.

2.2.5 Notwithstanding the above, officers note that the proposed extension is contrary to the Council's supplementary design guidance (*Altering and Extending Your Home*) which states that side extensions, along with being set back from the front elevation, should be subordinate in height and scale and no taller than the front porch. This is also a point that has been raised by the Regent's Park CAAC in their objection to the application.

2.2.6 However, it is important to assess each individual application on its own merits, which is

particularly important given the varied size and design of residential properties in the borough. Therefore, whilst the proposed extension would be taller than the existing front porch at the site, which is contrary to the above guidance, it would be set well back from the front elevation of the property (4.2m at ground floor level and 5.2m at first floor level). This generous set back would help to screen the proposed extension and ensure it does not detract from the original character, proportions and detailing of the front façade. The termination of the extension, below the eaves of the existing property, would also help to preserve the historic character and setting of the building which is welcomed.

2.2.7 The proposed lift would utilise existing openings at lower ground, ground and first floor level to provide a connection between the extension and the main house and would cause only a minor loss of historic fabric, which affects the mid-19th century addition to the building, which has already been subject to a degree of impact to incorporate bathroom services. Other than the widening of these existing openings the internal form and layout of the host building would remain unchanged. The proposed rooflight would be a flush fitting conservation type fixture which would be positioned directly behind the existing chimney at the property and would be largely unseen from the public realm. The proposals also include the installation of York Stone paving to the front and side of the property which is considered acceptable and appropriate for the building given its quality. Details of the paving will be secured by condition.

2.2.8 Therefore, whilst the proposals would have some impact on the character and appearance of the listed building and result in the minor loss of historic fabric, this impact is considered neutral and would not harm the historic significance of the listed building. Furthermore, officers welcome the benefit of improving the accessibility of the building for its current occupants without harming its significance.

2.2.9 The current proposals were the subject of extensive pre-application discussions between the applicant, Historic England and the Council's conservation team to ascertain which of the various design proposals discussed was most suitable. Historic England have been formally consulted as part of the current application and have confirmed their support for the principle of improving accessibility in historic buildings. They also confirm that the proposals are considered to represent the least harmful location to accommodate a lift within this Grade II* listed building and raise no objection to the application on heritage grounds.

2.2.10 Overall the internal and external works are not considered to result in unacceptable harm to the special architectural or historic interest of the listed building. The proposed alterations have been formed in response to advice from the Council's Conservation Officer who has reviewed the submitted plans and heritage documents and is satisfied with their impact on the host building, subject to conditions which are included on the draft decision notice. These conditions seek detailed drawings of all new window and door openings as well as samples of all facing materials and paving, which is considered particularly important given the historic value of the building.

2.2.11 The proposed extension would be set well back from the front elevation of the host property and would appear as an unobtrusive addition within the existing street-scene. Therefore, the proposed development is not considered to cause harm to the character and appearance of the surrounding conservation area, particularly as it would be similar in size and design to an existing side projection to the neighbouring property at No.11.

Excavation works

2.2.12 The proposals involve some minor excavation works beneath the existing lower ground floor storage area to accommodate the lift pit. These works are not considered significant enough to warrant the submission of a Basement Impact Assessment however, a condition has been added to the decision notice requiring details of a precautionary approach to excavating the pit ensuring no harm is caused to the structure of the listed building.

2.3 AMENITY

2.3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight.

2.3.2 The overall size, height and location of the proposed side extension is not considered to cause harm to the amenity of neighbouring residents in terms of loss of light and outlook. Furthermore, the proposed first floor side facing window would share the same outlook as the existing first floor window at the site and would not exacerbate current levels of overlooking as a result.

3.0 RECOMMENDATION

- 3.1
- a) Grant conditional Planning Permission
 - b) Grant conditional Listed Building Consent

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday August 3rd 2020, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'

Application ref: 2020/0704/L
Contact: Patrick Marfleet
Tel: 020 7974 1222
Email: Patrick.Marfleet@camden.gov.uk
Date: 27 July 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

Belsize Architects
48 Parkhill Road
London
NW3 2YP

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
10 Park Village West
London
NW1 4AE

DECISION

Proposal:

Internal and external alterations including installation of lift on side elevation and installation of rooflight on side roof slope.

Drawing Nos: 10PVW_S101, 10 PVW_S103, 10PVW S102, 10PVW_S201,
10PVW_S104, 10PVW_S201, 10PVW_S202, 10PVW_S203, 10PVW_S301,
10PVW_P101, 10PVW_P102, 10PVW_P103, 10PVW_P104, 10PVW_P201,
10PVW_201.1, 10PVW_P201.1, 10PVW_P202, 10PVW_P203, 10PVW_P301,
10PVW_SP102, 10PVW_SP101, DAS dated April 2019, Heritage Statement dated April 2019

The Council has considered your application and decided to grant 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: 10PVW_S101, 10 PVW_S103, 10PVW S102, 10PVW_S201, 10PVW_S104, 10PVW_S201, 10PVW_S202, 10PVW_S203, 10PVW_S301, 10PVW_P101, 10PVW_P102, 10PVW_P103, 10PVW_P104, 10PVW_P201, 10PVW_201.1, 10PVW_P201.1, 10PVW_P202, 10PVW_P203, 10PVW_P301, 10PVW_SP102, 10PVW_SP101, DAS dated April 2019, Heritage Statement dated April 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 Prior to the commencement of works, a method statement for the excavation of the proposed lift pit, including details of the structural impact and methodology for avoiding harm to the listed building, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 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).
- 2 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.
- 3 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.

- 4 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.
- 5 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)

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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

Director of Economy, Regeneration and Investment

Application ref: 2019/6033/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Email: Patrick.Marfleet@camden.gov.uk
Date: 29 July 2020

Development Management
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www.camden.gov.uk

Belsize Architects
48 Parkhill Road
London
NW3 2YP

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
10 Park Village West
London
NW1 4AE

Proposal:
External alterations including erection of three storey side extension and installation of rooflight on side roof slope.

DECISION

Drawing Nos: 10PVW_S101, 10 PVW_S103, 10PVW S102, 10PVW_S201, 10PVW_S104, 10PVW_S201, 10PVW_S202, 10PVW_S203, 10PVW_S301, 10PVW_P101, 10PVW_P102, 10PVW_P103, 10PVW_P104, 10PVW_P201, 10PVW_201.1, 10PVW_P201.1, 10PVW_P202, 10PVW_P203, 10PVW_P301, 10PVW_SP102, 10PVW_SP101, DAS dated April 2019, Heritage Statement dated April 2019

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 10PVW_S101, 10 PVW_S103, 10PVW S102, 10PVW_S201, 10PVW_S104, 10PVW_S201, 10PVW_S202, 10PVW_S203, 10PVW_S301, 10PVW_P101, 10PVW_P102, 10PVW_P103, 10PVW_P104, 10PVW_P201, 10PVW_201.1, 10PVW_P201.1, 10PVW_P202, 10PVW_P203, 10PVW_P301, 10PVW_SP102, 10PVW_SP101, DAS dated April 2019, Heritage Statement dated April 2019

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all new windows (including jambs, head and cill) and doors;

(b) Details of all facing materials and paving (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
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DECISION

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Yours faithfully

Director of Economy, Regeneration and Investment