



# CASINA LODGE 8 PARK VILLAGE WEST REGENTS PARK

HERITAGE IMPACT ASSESSMENT  
SEPTEMBER 2020

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## WORLLEDGE ASSOCIATES

Worledge Associates is an Oxford-based heritage consultancy, committed to the effective management of the historic environment. Established in 2014 by Nicholas and Alison Worledge, Nicholas came to private practice with over 35 years' experience working in heritage management for local authorities. This intimate knowledge and understanding of council processes, and planning policy and practice, helps us to work collaboratively with owners and decision-makers to manage change to the historic environment.

Our team of dedicated researchers and specialists believe in the capacity of the historic environment to contribute to society's collective economic, social, and cultural well-being. We aim to identify what is significant about places and spaces in order to support their effective management and sustain their heritage value. We have worked with a wide range of property-owners and developers including universities and colleges, museums and libraries, large country estates, manor house, farmsteads, cottages, town houses and new housing sites.

## INTRODUCTION

The intelligent management of change is a key principle to sustaining and conserving the historic environment. Historic England and successive government agencies have published policy and advice that extends our understanding of the historic environment and develops our competency in making decisions about its management.

Paragraphs 4-10 of Historic England's Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment) explains that applications (for planning permission and listed building consent) have a greater likelihood of success and better decisions will be made when applicants and local planning authorities assess and understand the particular significance of an asset, the extent of the asset's fabric to which the significance relates, and the relative importance of that significance.

The National Planning Policy Framework, in paragraphs 189 and 190, expects that both applicant and local planning authority take responsibility for understanding the significance of a heritage asset and the impact of a development proposal. Local authorities should, the NPPF explains, consider the significance of the asset in order to 'minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.

It has never been the intention of government to prevent change or freeze-frame local communities. Current policy and good practice show that change, if managed intelligently, can be successfully accommodated within the historic environment. This not only sustains significance but can add to the way we experience and understand historic places.

This Heritage Impact Assessment Report has been prepared to accompany a planning and listed building application for external works to Casina Lodge, Park View West. It should be read in conjunction with the Casina Lodge Heritage Report (June 2020) which includes a detailed history of the site, including its post WWII planning history which traces the considerable changes which have been undertaken to the house and its grounds.

The proposal is principally to excavate the ground to the east side of the house and provide additional accommodation. The report re-states the heritage significance of the house; sets out the National and Local heritage policies, guidelines and advice; summarises the proposed works and assess the impact, or otherwise, on the heritage significance of Casina Lodge.

## STATEMENT OF SIGNIFICANCE

While Casina Lodge is included in the National Heritage List for England as a grade II\* building, as discussed in the Heritage Report this directly relates to it forming part of an almost complete and reasonably intact group of villas constructed in the 1830s early 1840s, to a design conceived by John Nash, rather than the architectural quality of the house, which evidence has shown has been altered both internally and externally post 1945.

It is, nonetheless, an important part of this group of villas, and the Heritage Report (June 2020) includes the following statement of significance, which forms the basis for assessing the impact of the proposed works.

### EVIDENTIAL

Casina Lodge, (no. 8) was designed and constructed between late 1836 and 1839, for Joseph Baxendale, a successful part owner of Pickford's carrier service, as part of the Park Village West development. This was conceived by the architect John Nash (1752-1835) in 1823 as part of the Crown Estates Regent's Park development and implemented by members of his office practice between 1832 and 1839, with no.8 being the last villa built. Located on its original plot, but subsequently altered externally and internally, it provides evidence to help understand the physical, economic and social considerations that influenced the form and development of Park Village West.

### HISTORICAL

The end of the 18th century and the first half of the 19th century saw the construction of terraces, squares and villas in many cities across the country, designed by architects to cater for the increasing prosperity of the successful merchants, professionals, and the independently wealthy, and their desire and ability to own a modern family home close to the amenities offered by the city. Park Village West, of which Casina Lodge forms part, is historically significant as a relatively unaltered example of a small architecturally designed informal layout of houses, comprising a terrace, and semi-detached and detached villas set in landscaped gardens, which became occupied by merchants, solicitors, barristers, and the independently wealthy.

Conceived by John Nash (1752-1835) in 1823 and implemented by members of his practice over the period 1832-39, Park Village West, with its circuitous drive, layout of housing, use of different house designs, but with a common palette of materials, and use of landscaping, has been widely acknowledged by writers on architecture and town planning, as providing a model for subsequent suburban housing in the UK

and overseas. Park Village West, of which Casina Lodge forms part, is historically significant as one of the earliest and complete examples of informal villa development, which went on to influence suburban housing through the 19th and 20th centuries. This is recognised by the inclusion of the estate in the National Heritage List for England with a grade II\* listing.

For its historical association with the architect John Nash (1752-1835) a nationally and internationally recognised architect and developer, who conceived the initial idea and layout of Park Village West and Park Village East; James Pennethorne (later Sir) (1801-1871) who assumed control of Nash's practice, on his retirement to the Isle of Wight in 1830, and oversaw the implementation of the development from 1832-39,

including the layout of the road and plots, and Charles Lee (1803-1880) surveyor and later architect, an assistant in Nash's office, who submitted designs for no. 8 to the Commissioners of Her Majesty's Woods and Forest in September 1836. Charles Lee, subsequently went on to a reasonably prosperous career as a surveyor and architect in partnerships and on his own account, designing a number of institutional buildings (workhouses) social housing, and churches, with his most notable work, in partnership with his sons (S W and C W Lee) and pupil William Pain, the rebuilding of Her Majesty's Theatre, Haymarket 1868-9 (replaced 1892).

For its historical association with James Wyld (1812-1887) who took the lease from Joseph Baxendale and was the first occupier of the villa from 1839 until 1856. As the owner of a successful map making company, inherited from his father in 1836, MP for Bodmin, Devon (1847-52, 1857-68), Geographer to Queen Victoria and Prince Albert, and developer of the Great Globe in Leicester Square (1851-61), he is representative of the type of occupiers who first moved into Park Village West.

For its historical association with Lucinda (Lucy) Carr-Shaw, (1830-1913) mother of George Bernard Shaw (1856-1950) playwright, critic, polemicist and political activist, who held the lease from 1906 to her death in 1913, and George Bernard Shaw, who during the time of his mother's occupation visited the house and took 'tea' in the garden.

Due, however, to the external but notably internal alterations post WWII, the current house and the garden has changed considerably to that designed by Charles Lee and occupied by James Wyld and Lucinda Carr-Shaw and visited by George Bernard Shaw and his circle.

### AESTHETIC

The house, with simple gable forms, rendered under a slate roof, although altered with the later addition of a projecting ground floor bay, extended in to form a lower-ground floor bay; and introduced open portico and replacement of marginal glazing bar windows with small pane (6-over-6) to the rear elevation, (all part of 1954/5 works), nonetheless presents as a modest and aesthetically pleasing early Victorian villa in a generous, although altered garden setting.

### COMMUNAL – SOCIAL VALUE

Park Village West, of which Casina Lodge forms part, has been widely recognised in architectural writings, most notably those of John Summerson (later Sir) (1804-1992) who first described the estate and its importance in his book *Georgian London* (1946), subsequently reflected in the *Survey of London* Vol. 21 (1949) and numerous books on architecture and town planning, and guide books of London, reflect

a strong communal recognition and value of the estate. This is also reflected in its setting in a number of fictional works, most notably by internationally recognised crime writer Ruth Rendell (later Baroness) (1930-2005) in her book 'The keys to the street: a novel of suspense', published in 1997, which includes a description of the estate.

### NOT SIGNIFICANT

The garage and flat approved in 1985 built along the southern boundary of the site is not significant. A number of the later alterations and insertions into the interior layout, and replacement details and fabric, is not significant, as are later alterations to the garden setting.

## NATIONAL AND LOCAL HERITAGE POLICIES, GUIDANCE AND ADVICE

Conservation principles, policy and practice seek to preserve and enhance the value of heritage assets. With the issuing of the National Planning Policy Framework (NPPF) in Feb 2019, the Government has re-affirmed its aim that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

Casina Lodge is included in the National Heritage List for England at grade II\*. It also lies within the Regents Park Conservation Area, and is thus a designated heritage asset.

In relation to development affecting a designated heritage asset the NPPF (Feb 2019) states in paragraph 193 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 the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.’

And in paragraph 194 that:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

The Planning Practice Guidance (PPG) (March 2014) seeks to provide further advice on assessing the impact of proposals explaining that what matters in assessing the level of harm (if any) is the degree of impact on the significance of the asset. It states:

‘In determining whether works to a listed building (or its setting) constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed.’

The NPPF explains in paragraphs 195 and 196 the differences between ‘substantial’ harm and ‘less than substantial’ harm, advising that any harm should be justified by the public benefit of a proposal.

In cases where there is less than substantial harm, paragraph 196 states:

‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’.

The PPG also seeks to provide a clearer understanding of what constitutes ‘public benefit’, as it is the public benefit that flows from a development that can justify harm. In weighing the public benefits against potential harm, considerable weight and importance should be given to the desirability to preserve the setting of listed buildings.

Public benefits can flow from a variety of developments and could be anything that delivers economic, social, or environmental progress as described in the NPPF, paragraph 8.

They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits. It explains that public benefits can include heritage benefits, such as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- Reducing or removing risks to a heritage asset;
- Securing the optimum viable use for a heritage asset.

Historic England explains its approach to managing the historic environment and how we experience places stating in in ‘Conservation Principles’ (April 2008) paragraph 88:

‘Very few significant places can be maintained at either public or private expense unless they are capable of some beneficial use; nor would it be desirable, even if it were practical, for most places that people value to become solely memorials of the past’.

It also points out in paragraph 92:

‘Retaining the authenticity of a place is not always achieved by retaining as much of the existing fabric as is technically possible’.

It also comments in paragraph 86:

‘Keeping a significant place in use is likely to require continual adaptation and change; but, provided such interventions respect the values of the place, they will tend to benefit public (heritage) as well as private interests in it. Many places now valued as part of the historic environment exist because of past patronage and private investment, and the work of successive generations often contributes to their significance. Owners and managers of significant places should not be discouraged from adding further layers of potential future interest and value, provided that recognised heritage values are not eroded or compromised in the process’.

Further, in relation to new works and alterations in paragraph 138 states:

New work or alteration to a significant place should normally be acceptable if:

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;

In relation to quality of design, paragraph 143 and 144 state:

There are no simple rules for achieving quality of design in new work, although a clear and coherent relationship of all the parts to the whole, as well as to the setting into which the new work is introduced, is essential. This neither implies nor precludes working in traditional or new ways but will normally involve respecting the values established through an assessment of the significance of the place.

Quality is enduring, even though taste and fashion may change. The eye appreciates the aesthetic qualities of a place such as its scale, composition, silhouette, and proportions, and tells us whether the intervention fits comfortably in its context. Achieving quality always depends on the skill of the designer. The choice of appropriate materials, and the craftsmanship applied to their use, is particularly crucial to both durability and to maintaining the specific character of places.

Amongst the Government's planning objectives for the historic environment is that conservation decisions are properly informed. Historic England's 'Good Practice Advice Notes 3: The Setting of Heritage Assets' (Dec 2017), paragraph 19, explains that,

'amongst the Government's planning policies for the historic environment is that conservation decisions are based on a proportionate assessment of the particular significance of any heritage asset that may be affected by a proposal, including by development affecting the setting of a heritage asset'.

from this summary of the national heritage management policy framework it is clear that there is a complex assessment decision-making process to navigate when considering change within the historic environment. Central to any decision is the recognition that history is not a static thing and that the significance of our historic environment derives from a history of change. This history of change is clearly evident on the burgage plots to the rear of Sheep Street.

### **S66 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

Sections 66 and 72 of the Act requires local planning authorities to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it

possesses.

The policies and advice described above provide an essential framework to guide designers and decision makers. In this respect it is worth noting recent case law and the advice it offers on the application of policy and legislation as set out below.

Barnwell Manor Wind Energy Ltd v East Northants District Council, English Heritage and National Trust, 18th February 2014, and Sevenoaks District Council v The Forge Field Society, March 2014, have brought into sharp relief the weight and importance that decision makers should give to the duty under Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires that special attention shall be paid to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

In Jones v Mordue & Anor [2015] EWHC 539, the Court of Appeal explains how decision makers can ensure this duty is fulfilled: a decision maker will have complied with the duty under sections 16, 66(1) and 72 by working in accordance of the terms of the NPPF paragraphs 131-134. This report follows this advice to ensure consistency with the duty to preserve or enhance.

In the Court of Appeal [Catesby Estates v Steer and SSCLG, 2018] the concept of setting was explored. In paragraph 15 of the judgement Justice Lindblom rehearses the Planning Inspector's considerations - commenting that the Inspector found it difficult to disassociate landscape impact from heritage impact. The focus of the judgement is to determine the extent to which visual and historical relationships between places contribute to define the extent of setting. Three general conclusions are made:

1. The decision maker needs to understand the setting of a designated heritage asset, even if it cannot be delineated exactly;
2. There is no one prescriptive way to define an asset's setting - a balanced judgement needs to be made concentrating on the surroundings in which an asset is experienced and keeping in mind that those surroundings may change over time;
3. The effect of a development on the setting of a heritage asset and whether that effect harms significance.

### **CAMPDEN BOROUGH COUNCIL LOCAL PLAN 2017**

Casina Lodge lies within the Regents Park Conservation Area within the London Borough of Camden. The Camden Borough Council Local Plan contains a number of relevant heritage policies, which closely reflect National Policies.

### **POLICY D2 HERITAGE**

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.





### DESIGNATED HERITAGE ASSETS

Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

### CONSERVATION AREAS

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets.' In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

- e. requires that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

### LISTED BUILDINGS

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets.' To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.

Policy D2 closely reflects the National Heritage Policies.





## PROPOSAL

The principal components of the application are:

To construct a sub-terranean extension to the eastern side of the house to provide additional bedroom accommodation, dressing room and ensuite, linked at the basement level by a new door to the eastern elevation, involving:

- removal of the eastern light-well, excavation and construction, rebuilding the light-well wall with arched openings to the new extension, and the retaining wall to the garden
- install glazing at the southern end of the light-well to provide light to the ensuite, and glaze over this part of the light-well
- Installing a pond in the garden with a translucent bottom to provide light to the dressing room
- Landscaping the garden



## ASSESSMENT OF IMPACTS

### MANAGING CHANGE

As noted, the issue of managing change to a heritage asset is set out in Historic England's 'Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment (2008). Historic England's approach is set out in paragraphs 88, 92 and 86 references earlier in this report.

Underlying this advice are a series of Conservation Principle, set out in Part 4 of the document. In relation to changes to heritage assets, Conservation Principles 4.1 and 4.2 state:

Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people's responses to social, economic and technological change

Conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

Conservation Principle 4.5 states:

Intervention may be justified if it increases understanding of the past, **reveals or reinforces particular heritage values of a**

**place, or is necessary to sustain those values for present and future generations**, so long as any resulting harm is decisively outweighed by the benefits. [emphasis added]

The submitted proposals reflect earlier approvals, outlined in the Heritage Report pages 25-27, and appendix 4, for constructing a subterranean extension to the eastern side of the house, and an understanding of the previous changes to the house.

### BASEMENT EXTENSION

This is proposed to be located to the eastern side of the house, in the location of a previous approved proposal, but with a reduces footprint.

The proposal will require the removal of the current retaining wall and lightwell to allow the construction of the basement and its rebuilding to a slightly modified design to allow an access to be created from the basement of the house through to the new extension, with this part of the lightwell being provided with a glazed roof. The majority of the lightwell, will however remain open. Three windows are proposed in the retaining wall, with the southern part of the lightwell having glazed walls to provide borrowed light.

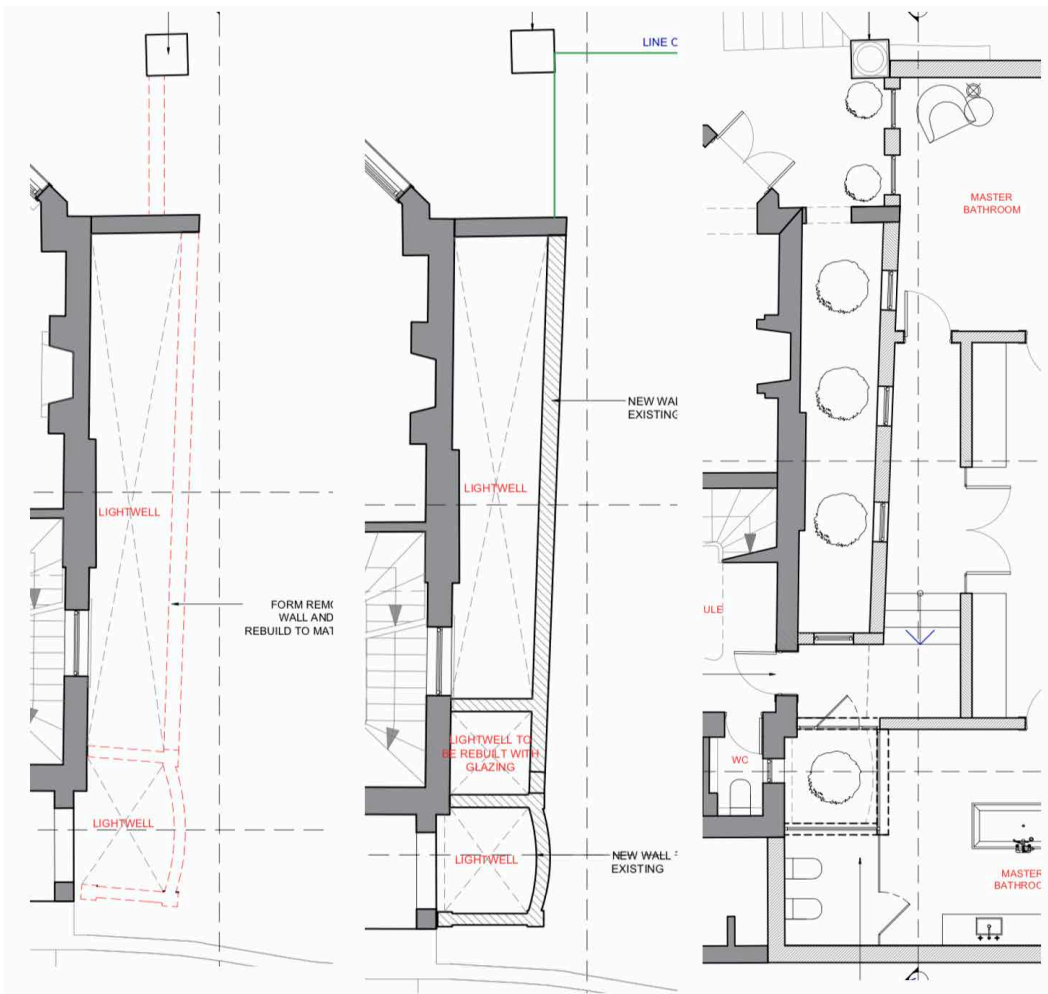


View of the side garden area for the location of the basement extension.





View of the garden from the front

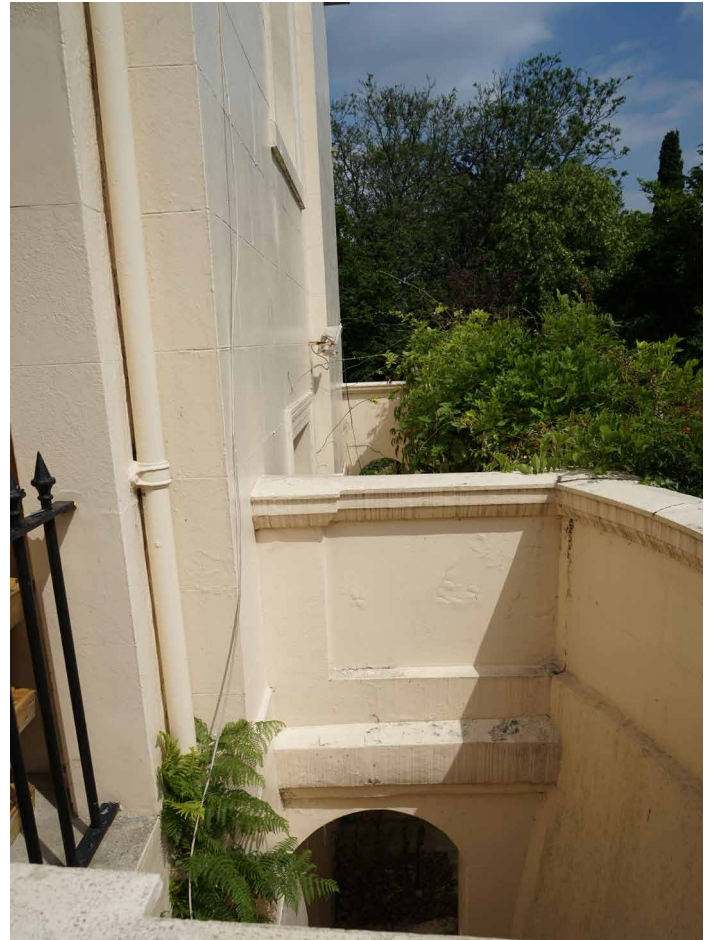
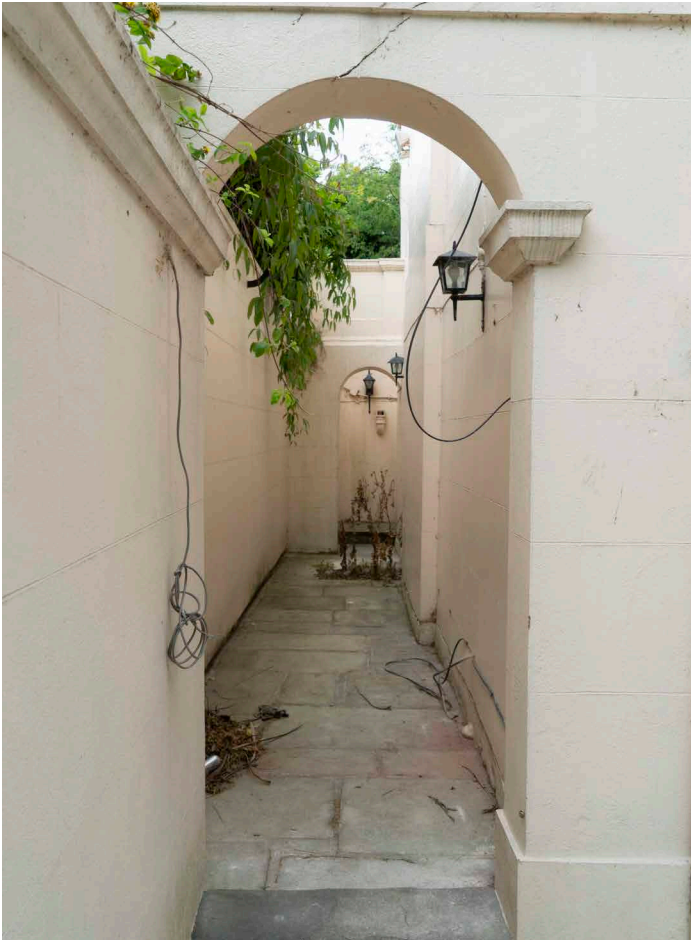


Extracts from plans showing the proposed demolition at ground level, rebuilt wall at ground level and basement level showing proposed link and treatment of lightwell walls

The current cross wall is proposed to be rebuilt further to the north (closer) to allow the link between the house and the basement, with the round opening glazed and the roof of that part of the lightwell glazed. The side wall (LHS) will have three round-headed glazed windows. The existing walls at ground level will be rebuilt in slightly different locations, but to the same detail. The lightwell adjacent to the front porch will remain open.

The garden wall is to be rebuilt. The solid element adjacent to the porch will slightly increase in length before start of the railings.



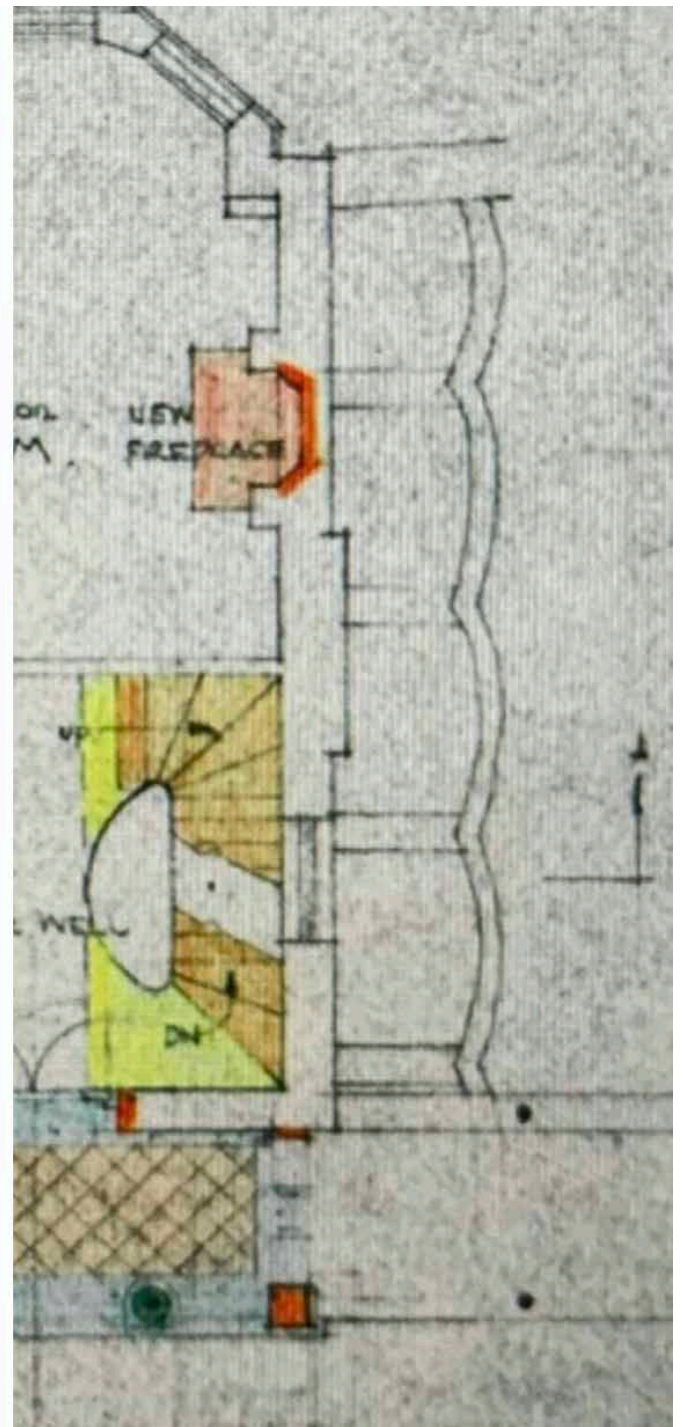
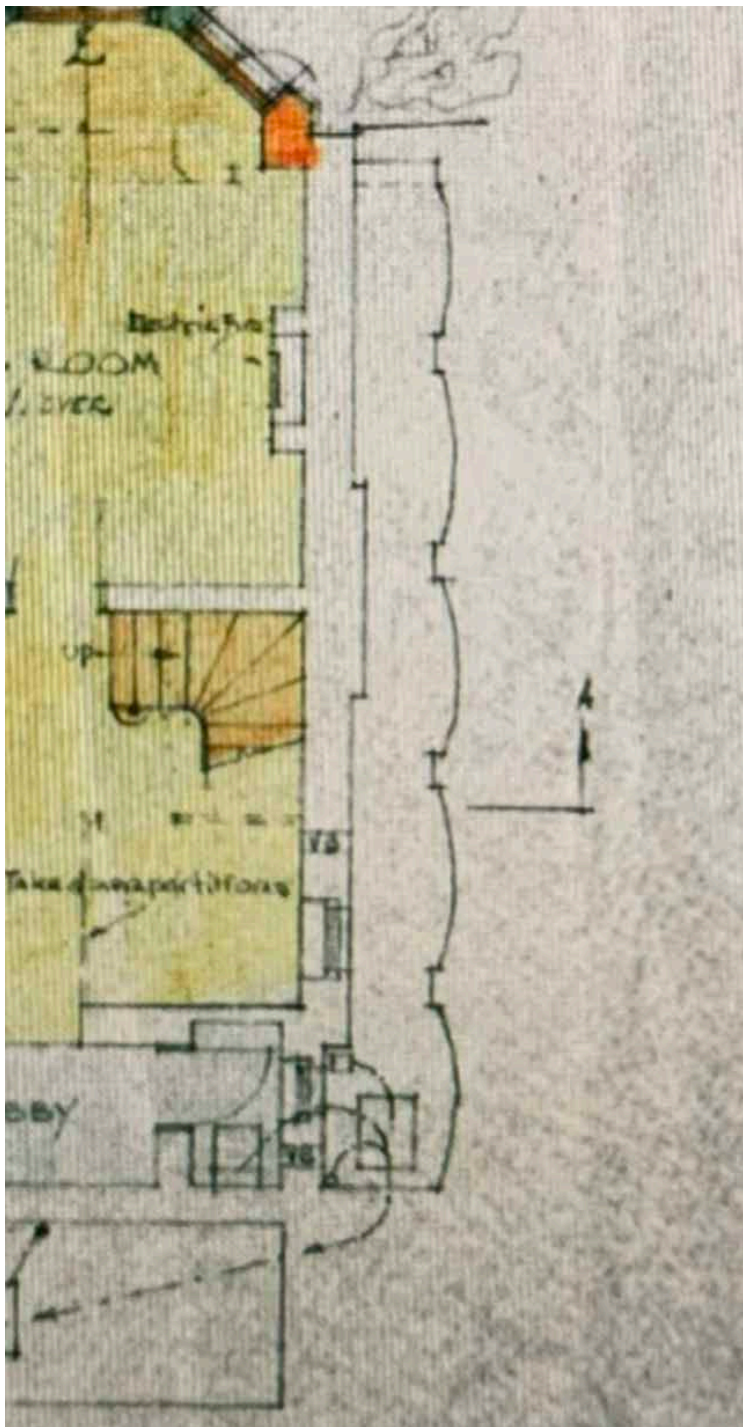


View of the current lightwell to the eastern side looking south and basement level and north from the garden level



Current view of the side of the house from the garden.





Extracts from 1954 plans showing the lightwell details

It is noted from the history of changes to the house that the current lightwell, wall and railings to the garden post-date 1954 plans which showed a gently scalloped footprint to the wall which appeared to be solid, with the lightwell narrower at the basement level and sloping to be wider at the garden level. The only portion which reflects the pre-1954 wall is the length adjacent to the porch.

Light to the proposed bedroom is from two windows in the garden wall which extends beyond the lightwell to the north. The wall, pier and urn and relatively modern additions to the garden, which has been landscaped a number of times.





View of the current wall and the garden beyond with the scalloped detail



View from the garden of the length of wall terminating at the steps which will have two windows to light the bedroom





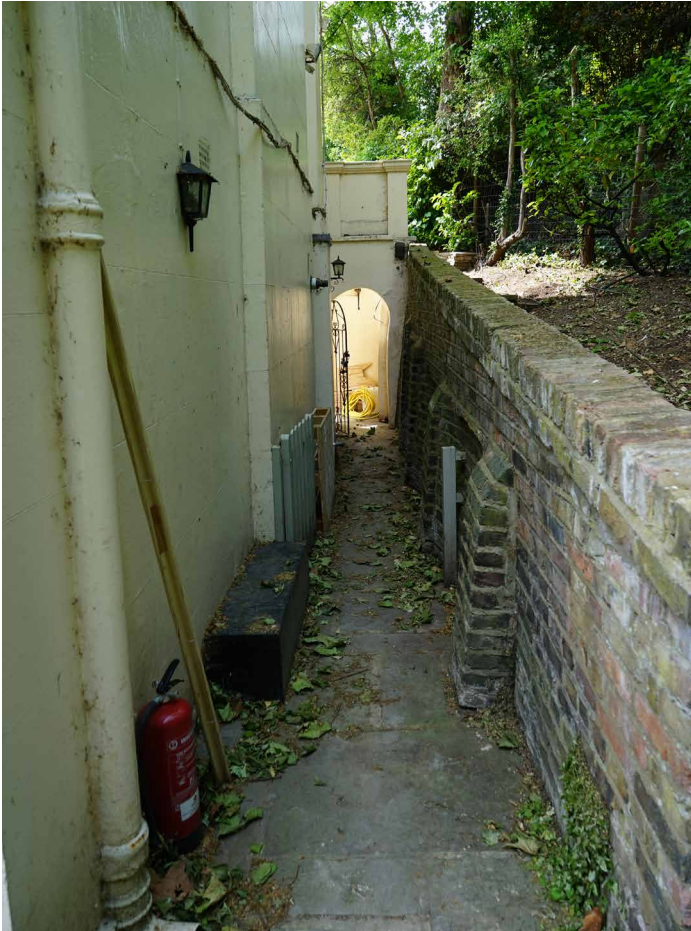
View of the area of garden beneath which the proposed basement will be located. A water feature is proposed in the lawn to act as a roof light

Light to the dressing room is proposed to be provide by a roof-light in the garden lawn which will be a pond with a translucent base, so that it will read as a garden feature.

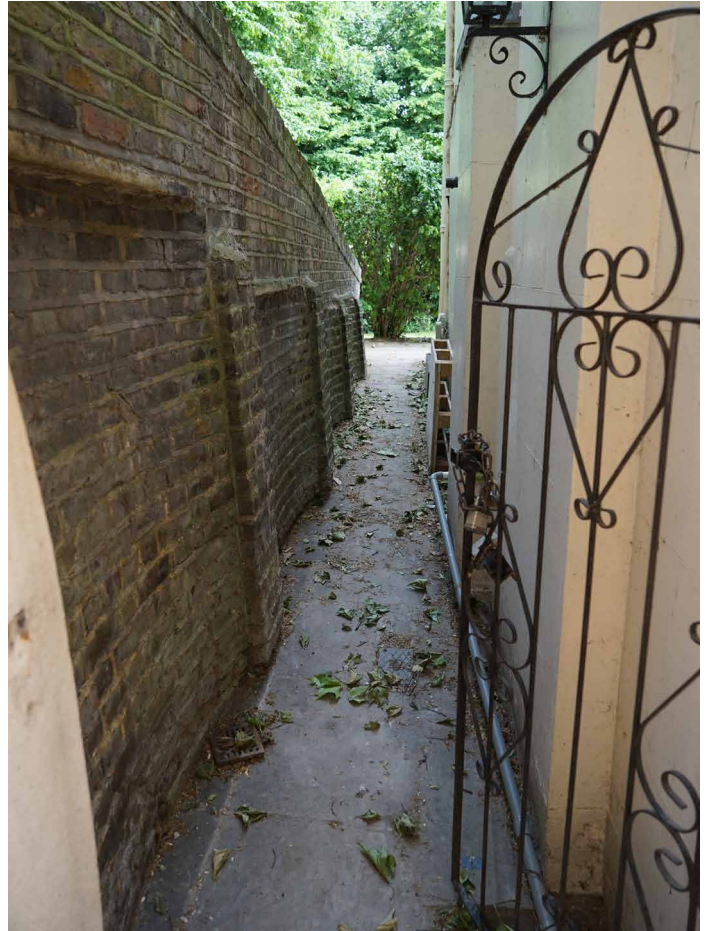
### IMPACT

It is noted that a major basement extension to Casina Lodge has been previously approved. (2013-0921/L AND 2013/1330/P Appendix 4 Heritage Report. The current proposals is very similar in its design approach, with a basement link ad windows to the rebuilt lightwell wall. The majority of this fabric is relatively modern and its removal and rebuilding as proposed will result is some visual changes to the garden presentation of the house from within the plot, but no perceptible changes from outside. It is considered the proposal will have no impact on the identified heritage significance of Casina Lodge. It terms of its setting, the garden has been re-landscaped a number of times. The introduction of a simple rectangular water feature into the lawn to the eastern side of the house will have no impact either from within the garden, or due to the boundary walls, from the adjoining road or footpaths.





View of the western lightwell.





## SUMMARY OF IMPACT ON SIGNIFICANCE

As required by the NPPF, the impact of proposals need to be assessed against the heritage significance of the heritage asset.

### EVIDENTIAL

Casina Lodge, (no. 8) was designed and constructed between late 1836 and 1839, for Joseph Baxendale, a successful part owners of Pickford's carrier service, as part of the Park Village West development. This was conceived by the architect John Nash (1752-1835) in 1823 as part of the Crown Estates Regent's Park development and implemented by members his office practice between 1832 and 1839, with no.8 being the last villa built. Located on its original plot, but subsequently altered externally and internally, it provides evidence to help understand the physical, economic and social considerations that influenced the form and development of Park Village West.

It is not considered that the proposed changes will impact on this aspect of Casina Lodge's significance but add a further layer while maintaining the majority of the fabric and evidence of its evolution.

### HISTORICAL

The end of the 18th century and the first half of the 19th century saw the construction of terraces, squares and villas in many cities across the country, designed by architects to cater for the increasing prosperity of the successful merchants, professionals, and the independently wealthy, and their desire and ability to own a modern family home close to the amenities offered by the city. Park Village West, of which Casina Lodge forms part, is historically significant as a relatively unaltered example of a small architecturally designed informal layout of houses, comprising a terrace, and semi-detached and detached villas set in landscaped gardens, which became occupied by merchants, solicitors, barristers, and the independently wealthy.

The proposals will not impact on this aspect of Casina Lodge's heritage significance. The proposed changes will not be perceptible outside the boundaries of the house, which will still read as a detached villa set in a landscaped garden.

Conceived by John Nash (1752-1835) in 1823 and implemented by members of his practice over the period 1832-39, Park Village West, with its circuitous drive, layout of housing, use of different house designs, but with a common pallet of materials, and use of landscaping, has been widely acknowledged by writers on architecture and town planning, as providing a model for subsequent suburban housing in the UK, and overseas. Park Village West, of which Casina Lodge forms part, is historically significant as one of the earliest and complete examples of informal villa development, which went on to influences suburban housing through the 19th and 20th centuries. This is recognised by the inclusion of the estate in the National Heritage List for England with a grade II\* listing.

The proposal will not impact on this aspect of Casina Lodge's heritage significance. The proposed changes will not be perceptible outside the boundaries of the house, which will still read as a detached villa set in a landscaped garden. It will continue to

contribute to and preserve the historical significance of Park Village West as 'as one of the earliest and complete examples of informal villa development' from the early 19th century.

For its historical association with the architect John Nash (1752-1835) a nationally and internationally recognised architect and developer, who conceived the initial idea and layout of Park Village West and Park Village East; James Pennethorne (later Sir) (1801-1871) who assumed control of Nash's practice, on his retirement to the Isle of Wight in 1830, and oversaw the implementation of the development from 1832- 39, including the layout of the road and plots, and Charles Lee (1803-1880) surveyor and later architect, an assistant in Nash's office, who submitted designs for no. 8 to the Commissioners of Her Majesty's Woods and Forest in September 1836. Charles Lee, subsequently went on to a reasonably prosperous career as a surveyor and architect in partnerships and on his own account, designing a number of institutional buildings (workhouses) social housing, and churches, with his most notable work, in partnership with his sons (S W and C W Lee) and pupil William Pain, the rebuilding of Her Majesty's Theatre, Haymarket 1868-9 (replaced 1892).

The proposed works will have no impact on this aspect of Casina Lodge's heritage significance. The house has undergone a number of alterations, but the essential architectural form, materials, detailing and character remains very much as conceived. These subsequent alterations, to meet changes in living conditions and lifestyle expectations have added further layers to the historical development of the house.

For its historical association with James Wyld (1812-1887) who took the lease from Joseph Baxendale and was the first occupier of the villa from 1839 until 1856. As the owner of a successful map making company, inherited from his father in 1836, MP for Bodmin, Devon (1847-52, 1857-68), Geographer to Queen Victoria and Prince Albert, and developer of the Great Globe in Leicester Square (1851-61), he is representative of the type of occupiers who first moved into Park Village West.

The proposed works will have no impact on these prior historical associations with Casina Lodge's.

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The proposed works will have no impact on these prior historical associations with Casina Lodge's.

Due, however, to the external but notably internal alterations post WWII, the current house and the garden has changed considerably to that designed by Charles Lee and occupied by James Wyld and Lucinda Carr-Shaw and visited by George Bernard Shaw and his circle.





### AESTHETIC

The house, with simple gable forms, rendered under a slate roof, although altered with the later addition of a projecting ground floor bay, extended in to form a lower-ground floor bay; and introduced open portico and replacement of marginal glazing bar windows with small pane (6-over-6) to the rear elevation, (all part of 1954/5 works), nonetheless presents as a modest and aesthetically pleasing early Victorian villa in a generous, although altered garden setting.

The proposed works will have only a marginal visual impact on the current presentation of the house, with these changes only being perceived from within the grounds of the house, and not from outside.

The proposed works are to parts of the building, which evidence demonstrates, have been previously altered, such as the lightwell to the eastern side of the house and as such do not impact on significant fabric.

The strong, but modest architectural character of the house set in a generous garden remains unaltered.

### COMMUNAL – SOCIAL VALUE

Park Village West, of which Casina Lodge forms part, has been widely recognised in architectural writings, most notably those of John Summerson (later Sir) (1804-1992) who first described the estate and its importance in his book *Georgian London* (1946), subsequently reflected in the *Survey of London* Vol. 21 (1949) and numerous books on architecture and town planning, and guide books of London, reflect

a strong communal recognition and value of the estate. This is also reflected in its setting in a number of fictional works, most notably by internationally recognised crime writer Ruth Rendell (later Baroness) (1930-2005) in her book 'The keys to the street: a novel of suspense', published in 1997, which includes a description of the estate.

The proposed works will have no impact on these communal aspects of Casina Lodge's significance.





View of Casina Lodge from the road

## PUBLIC BENEFIT

It is considered that the development, which reflects previous approvals, will have no impact on the heritage significance of Casina Lodge, but recognise that the decision maker may form a different view.

Accordingly, as required by paragraph 196 of NPPF (2019) and Policy D2 of the Campden Local Plan, the issue of public benefit is addressed below.

The Planning Practice Guidance (PPG) (March 2014) – Historic Environment, provides examples of heritage benefits;

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- Reducing or removing risks to a heritage asset;
- Securing the optimum viable use for a heritage asset.

But states that ‘benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.’ It is recognised that the proposal to increase the level of accommodation provides a private benefit to the owner. It does, however, also involve a considerable level of investment in upgrading the house to ensure its long-term preservation.

Paragraph 88 of ‘Conservation Principles’ (April 2008) reminds decision makers that;

‘Keeping a significant place in use is likely to require continual adaptation and change; but, provided such interventions respect the values of the place, **they will tend to benefit public (heritage) as well as private interests in it.** Many places now valued as part of the historic environment exist because of past patronage and private investment, and the work of successive generations often contributes to their significance. Owners and managers of significant places should not be discouraged from adding further layers of potential future interest and value, provided that recognised heritage values are not eroded or compromised in the process’.

It is clear from the Heritage Report (June 2020) that Casina Lodge has undergone a series of changes since it was constructed, not all sympathetic, but remains a significant part of Park Village West. The proposals, similar to those previously approved, adds a further change, which it is considered does not undermine or materially impact on its recognised heritage significance.

The public views of the house, and its contribution to the grade II\* listing of Park Village West and the Regents Park Conservation Area will not be impacted by the proposals.





View of Casina Lodge from within the grounds





## CONCLUSION

The Heritage Report (June 2020) following an assessment of its heritage significance, concluded, that:

‘While the Park Village West entry in the National Heritage List for England, covering 16 buildings, walls and railings is grade II\* indicating ‘particularly important buildings of more than special interest’ it is considered that the level of changes to Casina Lodge, particularly to the interior, which has compromised its architectural and historic significance, suggests that it does not warrant this level of grading in its own right.’

Nonetheless, the report found that Casina Lodge was clearly of heritage significance for its evidential, historical, aesthetic and communal values.

The proposal has been developed in response to pre-application advice, the Heritage Report (June 2020) and on the basis of previous

approvals. The majority of the fabric impacted by the proposals, namely the eastern lightwell post-date 1954 or were part of those works, or further major works carried out in 1984.

The proposals for the subterranean extension reflect a previous, unexecuted, approval, which clearly established the principle of this form of extension to provide modern facilities for the house. The changes will only be perceived from within the grounds of Casina Lodge and have no visual impact from outside the grounds of the house.

It is considered the proposal will have no impact on the heritage significance of Casina Lodge, but is nonetheless justified by the public benefit of the level of private investment in the long-term preservation of the house and its ongoing contribution to the grade II\* Park Village West entry in the National Heritage List for England, and the Regents Park Conservation Area.