

JPPC ref: SS/7773
Portal ref: PP-09489902

Planning - Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

8th February 2021

Dear Sir/Madam

APPLICATION SEEKING LISTED BUILDING CONSENT (RETROSPECTIVE) FOR INTERNAL WORKS (GRADE II* LISTED BUILDING): INSTALLATION OF ELECTRICAL SPURS WITHIN CHIMNEY BREASTS AND CEILING DOWNLIGHTERS CASINA LODGE, 8 PARK VILLAGE WEST, REGENTS PARK, NW1 4AE

This application seeks retrospective listed building consent for internal alterations to the above property (a Grade II* listed building) as described above and comes forward following correspondence from the Council's Enforcement Team (Ref: RS/PE/EN20/0226, 13/3/2020).

The application is accompanied by the following plans (no elevations are provided as the works provided do not affect the external appearance of the building):

- Location Plan (1:1250);
- Drawing 1010_AVP_GA_B1_ELEC (Basement Plan, 1:50);
- Drawing 1010_AVP_GA_00_ELEC (Ground Floor Plan, 1:50);
- Drawing 1010_AVP_GA_01_ELEC (First Floor Plan, 1:50);
- Drawing 1010_AVP_GA_02_ELEC (Second Floor Plan, 1:50);
- Heritage Report (Worlledge Associates).

Photographs of all of the interventions for which listed building consent is sought are also provided.

Background

No. 8 Park Village West, also known as Casina Lodge, is a single dwellinghouse located on the south-eastern side of the crescent and sits within quite an extensive plot, which slopes down towards the "Collateral Cut" of the Regents Canal, which was filled in during the Second World War. The Regents Park Barracks are located to the south.

The property is a Grade II* Listed building, forming part of a group of 16 related houses dating from 1832-37 – more detail on the history of the locality is set out below. The site is accessed from Park Village West via a

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gate from the street which, together with vegetation, is the only element of the site which is directly visible from the public realm.

The site lies within the Regent's Park Conservation Area.

The area is not identified on the Council's Proposals Map as being an Archaeological Priority Area. None of the trees on the site are specifically the subject of a TPO (but enjoy protection where appropriate by virtue of the Conservation Area designation).

For the purposes of this application, it is worth understanding the listing description and the specific heritage significance of the property; its listing description appears attached to this Report as **Appendix 1**. Suffice it to say for the purposes of a summary, the value of this property in heritage terms comes from forming part of a group of properties, constructed between 1832 and 1837. With particular regard to no. 8 the listing description notes as follows:

No.8: c1834-7 by Charles Lee for Joseph Baxendale. Slated roof with gables to 3 elevations. Asymmetrical villa. 2 storeys and attic. 3 windows. Ground floor of projecting, gabled right-hand 2 window bay, an open distyle-in-antis portico; panelled door with radial patterned fanlight. Architraved sashes. Bay at rear on cast-iron columns. SUBSIDIARY FEATURES: cast-iron railings on dwarf wall.

It should be noted that the listing description is not based upon the interiors of properties, which were not inspected.

Legal Context

Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that authorisation is required for works of alteration to a listed building "in any manner which would affect its character as a building of special architectural or historic interest".

It is our considered view that the works in question do not affect the building's character or special architectural or historic interest, nor by extension do they affect the group of buildings. No 8 is part of a group listing that covers 1-8, 10-14 and 17-19 Park Village West. Their significance is derived from the contribution which they make collectively to the understanding of how this Regency / Early Victorian garden suburb came into existence as well as its associations with John Nash and James Pennethorne.

The accompanying Heritage Report (Worlledge Associates) describes the origins of Park Village West as part of the development of Regents Park as a whole. No. 8 was the subject of significant internal alterations in 1954–1955 (the group of properties were first listed in 1974) and again in 1984. These works have substantially altered the building's interior, with the removal of interior walls, blocking off of other openings. The 2008 Design and Access Submission showed that there were already ceiling lights within most rooms and recent inspections confirm that all ceilings are of modern construction (wire mesh and plaster rather than lathe and plaster).

It remains the case, therefore, that the special architectural character and historic interest of this building is considered to be purely external and derived from its part of a larger group of buildings. There is no architectural or historic interest associated with the building's interior and the works in question (the insertion of new electrical points and ceiling lighting) cannot

reasonably, in our view, have affected the building's special character or historic interest.

Therefore, this application comes forward on a "without prejudice" basis.

Planning Considerations

Notwithstanding the above, this application seeks consent for internal alterations associated with changes in the building's interior fabric. These alterations are annotated on the submitted plans and comprise electrical spurs within chimney breasts and fireplaces as well as recessed ceiling lights – the alterations are illustrated on the submitted drawings as well as by photographs.

Policy D2 of the Council's Local Plan (2017) provides that the Council will not permit the loss of or substantial harm to a designated heritage asset (including listed buildings) unless it is demonstrated that the substantial harm or loss is required to achieve substantial public benefits that outweigh the harm or loss, or that all of the following apply:

- a) The nature of heritage assets prevents all reasonable uses of the site;
- b) No viable use 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.

Where the proposed level of harm is less than substantial to the significance of the designated heritage asset, the Council still requires that the public benefits of the proposal convincingly outweigh the level of harm (this is consistent with the NPPF, Paragraph 196)

As discussed in the previous section of this Statement, the historic significance of the property derives from a number of sources:

1. The role which the group plays in our understanding of the way in which this suburb has developed (evidential significance) as part of the Crown Estates development of Regent's Park;
2. The historical significance that tells of the burgeoning middle class moving to new dwellings during the early part of the 19th century within London, and the professions of those who lived in these houses;
3. The aesthetic contribution that the building makes to the group, with its simple form and the use of render and slate;
4. Communal and social value, derived from associations with the architectural writer Sir John Summerson as well as the street's associations with internationally recognised crime writer Ruth Rendell.

Although a Grade II* listed building, no. 8 Park Village West is not graded in its own right and the listing description is quite clear that the decision to list was taken without the benefit of internal inspections.

Further modest internal changes within the building of the type proposed, particularly to an internal fabric which has already been significantly modernised during the twentieth and early twenty-first centuries would not detract from any of the above sources of heritage significance. In particular,

the new lighting systems have been recessed into ceilings which comprise a plaster and mesh construction, avoiding the loss of or damage to historic internal fabric, which appears to have been removed during the middle of the twentieth century.

Although not harmful – and as a result the test at Paragraph 196 of the NPPF is not engaged - the alterations have an associated benefit in ensuring the continued suitability of the building for modern family living. Occupation by a family is considered to be the most suitable way of ensuring the continued custodianship of the building into the future without further significant alterations to the building's internal layout.

Therefore, on this basis we can see no justification for listed building consent for these alterations to be withheld.

Please let us know if any additional information is required by way of support.

Yours faithfully



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Associate

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Appendix 1 – Full Listing Description

Listed Building

Grade:

II*

List Entry Number:

1322057

Date first listed:

14-May-1974

Statutory Address:

NUMBERS 1-8, 10-14 AND 17-19 AND ATTACHED RAILINGS, 1-8, 10-14
AND 17-19, PARK VILLAGE WEST

Map

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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1322057.pdf\(opens in a new window\)](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 05-Feb-2021 at 10:43:00.

Location

Statutory Address:

NUMBERS 1-8, 10-14 AND 17-19 AND ATTACHED RAILINGS, 1-8, 10-14
AND 17-19, PARK VILLAGE WEST

The building or site itself may lie within the boundary of more than one authority.

County:

Greater London Authority

District:

Camden (London Borough)

National Grid Reference:

TQ 28725 83366

Details

CAMDEN

TQ2883SE PARK VILLAGE WEST 798-1/82/1282 Nos.1-8, 10-14 & 17-19
 (Consecutive) 14/05/74 and attached railings

GV II*

Group of 16 related houses. 1832-7. Picturesque layout and houses by John Nash, James Pennethorne and other assistants in the Nash office. For the Commissioners of Woods, Forests and Land Revenues. All in stucco. EXTERIOR: Nos 1-7: c1832, probably by James Pennethorne. Terrace of double fronted houses with 2 houses at each end forming return wings (western wing to Albany Street). 2 storeys and basements. 3 windows each. Central doorways with four-centred arch, part-glazed doors flanked by columns supporting slated roofs forming porches and extending over flanking canted bays with 5-light transom and mullion windows. 1st floor with central 2-light casement flanked by 3-light casements. Cornice and blocking course. Tall stuccoed slab chimney-stacks. Nos 1 & 2 with attached stucco walls having trellis, grilled segmental-headed openings to light areas and pillars. SUBSIDIARY FEATURES: Nos 3-7, attached cast-iron railings on sleeper walls with piers. No.8: c1834-7 by Charles Lee for Joseph Baxendale. Slated roof with gables to 3 elevations. Asymmetrical villa. 2 storeys and attic. 3 windows. Ground floor of projecting, gabled right-hand 2 window bay, an open distyle-in-antis portico; panelled door with radial patterned fanlight. Architraved sashes. Bay at rear on cast-iron columns. SUBSIDIARY FEATURES: cast-iron railings on dwarf wall. No.10: c1834-7 by Nash office for HC Cholmondeley. Slated hipped roof with projecting eaves. Villa with asymmetrical front facade. 2 storeys and semi-basement. 3 windows. Prostyle portico with panelled door and fanlight. To right, a chimney-stack rising from ground floor level. Architraved, recessed sashes. Right and left returns with canted bay windows; 2-storey canted bay window at rear. SUBSIDIARY FEATURES: attached cast-iron railings on sleeper wall with

gate piers. No.11: c1834-7 by Nash office for A Duff. Restored c1975. Slated hipped roof with bracketed eaves. Tall, stuccoed slab chimney-stacks to right and left. 2 storeys and semi-basement. Symmetrical facade of 3 windows. Entrance in channelled stucco porch projection to left; round-arched doorway with radial fanlight and panelled door. Ground floor casements with cast-iron guards. 1st floor sashes with architraved heads

linked by impost bands. SUBSIDIARY FEATURES: attached cast-iron railings on sleeper wall. No.12 (Tower House): c1834-7 by Nash office for James Johnson, physician to William IV. Low slated pitched 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. No.13: c1834-7 by Nash office. Slated roof with projecting bracketed eaves and stuccoed slab chimney-stack. Semi-detached, abutting at west end on No.14. 2 storeys and basement. Double fronted with 3 windows. Rusticated pilaster strips to ground floor, plain band at 1st floor level and plain pilaster strips to 1st floor. 1st floor sill band. Central entrance with architraved doorway having panelled door and radial fanlight, flanked by tripartite windows with enriched consoles on mullions. Recessed sashes to 1st floor. SUBSIDIARY FEATURES: attached cast-iron railings to areas on sleeper wall with piers, those flanking steps with wreaths and surmounted by urns. No.14: c1834-7 by Nash office. Built by J Johnson. Slated roof with projecting bracketed (coupled) eaves and stuccoed slab chimney-stack. Semi-detached with main facade to Albany Street, abutting at rear on No.13. 3 storeys and basement. Double fronted with 3 windows and 1 window right return. Rusticated stucco. Round-arched doorway with panelled door, radial fanlight and semicircular glass hood on cast-iron brackets, flanked by 3-light canted bay windows with enriched consoles on mullions supporting entablature which continues above doorway. Upper floors with architraved sashes having aprons and louvred shutters. SUBSIDIARY FEATURES: attached cast-iron railings on sleeper wall with openings to light areas. No.17: c1834-7 by Nash office. L-shaped villa in Tudor-Gothic

style with steeply pitched slated roofs and gables with tall polygonal stacks and finials. Two storeys, attic and basement, with single storey porch and entrance hall in angle. 2 storeys, attic and basement. 1 window to each gabled facade. Projecting porch with deep parapet and buttressed at angles. Square-headed doorway with hood mould, panelled door and

fanlight. Both gabled facades with octagonal pinnacled buttresses, finial at apex and stucco string. Left facade with transomed and mullioned ground floor window, 2-light casement on 1st floor and single light attic casement. Right facade with 4-light transomed and mullioned canted bay window with parapet; 1st floor with 2-light casement and single light attic casement above. **SUBSIDIARY FEATURES:** attached cast-iron railings to areas and on dwarf wall. Plaque on side of porch commemorating founding of Church of England religious sisterhood here in 1845. No.18: c1832, probably by Pennethorne. Slated gabled roofs with projecting bracketed eaves and tall rectangular chimney pots set diagonally.

Rectangular villa with projecting canted bays, attached to No.19 at NW corner. 2 storeys, attic and semi-basement. 2 windows. Square-headed doorway with hood mould and panelled door. Above this, 3 light recessed casement with hood mould; crenellated parapet. Projecting bay to right with 5-light canted bay window rising through ground and 1st floors with small slated roof having bracketed eaves. 2-light attic window above. Right hand return with chimney-stack rising from ground floor level. Projecting bay on right hand return similar but bay window to ground floor only. **SUBSIDIARY FEATURES:** attached cast-iron railings to areas and on dwarf wall. No.19: c1832, probably by Pennethorne. Slated gabled roofs with projecting bracketed eaves and tall rectangular chimney pots set diagonally. Irregular villa with projecting bays, attached to No.18 at SE corner. 2 storeys, attic and semi-basement. 2 windows. Pointed arch doorway with panelled door and patterned fanlight, above which a 3-light oriel window with small roof; parapet. Projecting gabled bay to left with 5-light canted bay window rising through ground and 1st floors with small slated roof having bracketed eaves. 2-light attic window above. Left hand return with chimney-stack rising from ground floor level. Projecting bay on left return similar but bay window to ground floor only. **SUBSIDIARY FEATURES:** attached cast-iron railings to areas and on dwarf wall. **INTERIORS:** not inspected. **HISTORICAL NOTE:** Park Village East and West (qv) were first sketched out by John Nash in 1823 as developments of small independent houses at the edge of Regent's Park. They had great

influence on the development of the Victorian middle-class suburb. Both villages originally backed onto the Cumberland Basin arm of the Regent's Canal, constructed 1813-16 to service Cumberland Market; filled in 1942-3. Park Village West is listed Grade II* on account of its innovation and completeness. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 153-155; Saunders A: Regent's Park: -1969; Tyack G: Sir James Pennethorne: -1993: 24-27).