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Planning and Heritage Statement

For

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London
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1.0 INTRODUCTION

- 1.1 This Planning and Heritage Statement has been prepared by Lambert Smith Hampton on behalf of High Speed 2 (HS2) Ltd to accompany a full planning and Listed Building Consent application for development described as:

“Removal of gas fires; replacement of kitchen units; replacement of second floor bathroom fixtures; replacement of garden paving; installation of new balustrading and railings for garden steps; Repairs to balustrading at ground floor level and to timber boxing and rainwater gutter” at 4 Park Village East.”

- 1.2 This Statement establishes the context of the site within the wider locality; outlines the background/planning history for the site; the historic context, justifies the principle of development; and assesses the proposed development in relation to its adherence to various relevant adopted national and local planning policies.

- 1.3 The planning application submission documentation includes:

- Covering Letter
- Full Planning and Listed Building Consent Application Form
- Fee (to be paid separately by the applicant)
- Drawings and Plans (Prepared by Lambert Smith Hampton).

2.0 APPLICATION SITE

Site and Surroundings

- 2.1 The Site is located on Park village East in close proximity to Regent's Park. The site comprises of a 3 storey 4 bedroom residential dwelling with a rear garden.



Figure 1: Site Location Plan

- 2.2 The building heights adjacent to the site range from 1-3 storeys. The use of the surrounding area is mainly residential.
- 2.3 The Public Transport Accessibility Level (PTAL) across the Site has been calculated as Level 5 (very good) when measured on a scale of 0 (very poor) to 6b (excellent access).
- 2.4 The Environment Agency's (EA) 'Flood Map for Planning' shows that the Site falls wholly within Flood Zone 1 and is therefore at low risk of flooding.

Historic Context

- 2.5 The Site is located within the Regent's Park Conservation Area and is Grade II* listed, as part of the group listing for Nos. 2-16, 22-34, 36A and 36B Park Village East.
- 2.6 As outlined in the adopted Regent's Park Conservation Appraisal, the Park Villages are a distinct and distinctive part of John Nash's wider scheme for Regent's Park. They are of a different form and layout from the other areas of the Park. The Park Villages comprise of a mix of villas, paired houses, and groups of smaller terraced houses, their design ranges from 'Italianate' to gothic. The buildings are unified by the setting, a picturesque landscape which

largely survives. The balance of building to landscape is often visible in views between buildings and across intriguing sight lines and is a fundamental element in the special character of the Park Villages.

2.7 The Historic England History states that the listing is:

"Street of 12 semi-detached and 4 detached, related villas. 1825-36. Designed and laid out by John Nash and his assistants. For the Commissioners of Woods, Forests and Land Revenues. Picturesque series of 2 and 3 storey stucco detached villas of varying styles. EXTERIOR: Nos 2 & 4: stucco with slate roofs and dormers. Pair in Tudor-Gothic style. 2 storeys and attics. Symmetrical facade of 3 windows flanked by projecting wings containing chimney breasts with polygonal stacks fronting the road and slit windows. No.2, stucco porch with trellis and pointed window with stained glass; No.4, trellis porch to part-glazed door. Square-headed windows with 2 pointed lights (No.2 with much stained glass) and hood moulds. Deeply projecting eaves. Gables with half-hipped roofs and finials. Right-hand return to No.2 with bay window rising through ground and 1st floor and to right a large bowed bay with cast-iron veranda and 3 square-headed windows with pointed lights to ground and 1st floor. Conical roof with dormer. No.4 garden front with octagonal tower having crenellated parapet and lead ogee roof with ball finial. SUBSIDIARY FEATURES: attached cast-iron railings, No.2 with wrought-iron candelabra lamp supported by 4 griffin type creatures at entrance. Nos 6 & 8: stucco with plain stucco bands at floor levels and central bays with stucco quoins. Transverse pitched and slated roofs with deep eaves and enriched slab chimney-stacks. Symmetrical pair in Italianate or Swiss style. 3 storeys 3 windows centre and 2 storey 1 window entrance wings, slightly recessed. Entrances on returns in wooden trellis porches. Square-headed casements; ground floor with cast-iron balconies, central 1st floor window blind. 2nd floor with blind arcade of 5 arches, the 2 outer ones pierced for windows. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials. Nos 10 & 12: stucco with low pitched hipped and slated roofs with bracketed eaves and eaves valances. Enriched chimney-stacks. Symmetrical pair in Regency style. 2 storeys and semi-basement, 2 windows centre and 1 window recessed entrance wings. Wooden trellis porches to panelled doors with sidelights and overlights. Tripartite sashes over. Central block with tripartite sashes; 1st floor with lugs to sills. SUBSIDIARY FEATURES: attached cast-iron railings to areas. No.14: detached villa. Stucco with slated pitched roof and deeply projecting, bracketed eaves. Tall rectangular chimney-stacks, set diagonally, on end walls. 2 storeys 3 windows with 2 storey 1 window extension to north and single storey 1 window gabled extension to south. Central stucco entrance portico with panelled double wooden doors, segmental-headed fanlight, entablature and blocking course. 4 centred arched casements to ground and upper floors. Single-storey later extension on left, two-storey extension on right. No.16: detached villa.

Stucco with slated pitched roof having boxed out eaves. 2 storeys 3 window centre with 1 window recessed wing to north and single storey porch extension to south. Square-headed, architraved doorway with wooden panelled door, overlight and bracketed cornice over. Cornice and blocking course to extension. Central block with plain stucco 1st floor sill band. Architraved sashes to all floors. SUBSIDIARY FEATURES: attached cast-iron railings on low brick wall. Nos 22 & 24 (Sussex Cottage and Albany Cottage): pair of villas. Rusticated stucco with plain stucco 1st floor band and 1st floor window bays. Low pitched slated roof with deeply projecting bracketed eaves; gables on front and south elevations forming pediments. Centrally positioned large slab chimney-stack. 2 storeys 4 windows. No.22, side entrance in porch; No.24, front porch, both with panelled wooden doors and fanlights. Tripartite ground floor sashes. Names of cottages inscribed on 1st floor band. Architraved sashes to 1st floor. Front pediment with blind

oculus in tympanum. Left-hand return with blind lunette in tympanum and tripartite 1st floor window. Nos 26 & 28 (Piercefield Cottage and Wyndcliff Cottage): stucco with low pitched, slated roof with deeply projecting bracketed eaves. Centrally positioned large slab chimney-stack, either side of which are flat roofed, slated penthouse additions. Pair in classic style. 2 storeys and attics. 2 window centre and single window projecting staircase wings. Entrances in pedimented porches on returns; panelled wooden doors and fanlights. Wings with round-headed, architraved windows (margin glazing) in shallow, round-arched architraved recesses (inscribed with names of cottages) with balustraded projections. Entablature at impost level continuing across the recessed front to form a shallow loggia with trellis piers. Tripartite sashes to ground and 1st floors. No.30: detached villa. Stucco. 2 storeys 3 windows.

Architraved, round-arched ground floor openings linked by moulded bands at impost level. Central doorway with wooden panelled door and radial fanlight. Sashes with margin glazing. 1st floor, architraved sashes. Cornice and blocking course. Prominent chimney-stacks on end walls. **SUBSIDIARY FEATURES:** attached cast-iron railings with urn finials. Nos 32 & 34: stucco with pitched slated roofs with projecting eaves. Centrally positioned slab chimney-stack. Double fronted pair with gabled 4 window centre and recessed 1 window wings with entrances. 3 storey centre. Architraved doorways with bracketed cornices; fanlights and wooden panelled doors. Plain stucco 1st floor sill band. Architraved casements; 2nd floor, round-arched. Nos 36A & 36B: detached villa. Stucco with slated pitched roof and gables over 3 1st floor windows and 1st floor windows on right hand return. 2 storeys 4 windows. Octagonal, 3 storey wing overlooking garden. Asymmetrically placed entrance of panelled door with overlight. Ground floor windows, square-headed 4-pane sashes (left hand blind). To right, a chimney breast rising from ground floor. Plain stucco band at 1st floor level. 3 pointed arch 4-pane sashes under gables with scalloped wooden bargeboards and pointed finials. **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 on to the Cumberland Basin arm of the Regent's Canal, constructed 1813-16 to service Cumberland Market; filled in 1942-3. East side of street demolished when the railway cutting was widened c1900-6. The original Nos 18 & 20 were demolished following damage in World War II. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: -1949: 156-8; Saunders A: Regent's Park: -1969; Tyack G: Sir James Pennethorne: -1993: 24-27)."

3.0 PLANNING HISTORY

- 3.1 A review of London Borough of Camden's online planning history database has been undertaken and is detailed in the table below.

Reference	Description	Decision
2018/4478/L	Installation of temporary internal glazing to nine windows in the front side and rear elevations for noise mitigation during construction of the HS2 railway.	Listed Building Consent granted 7 December 2018

4.0 THE PROPOSED DEVELOPMENT

4.1 This section provides more detail regarding the proposals. The proposed works that relate to each part of the site are outlined below:

Lower Ground Floor

- Install additional stair spindles between the existing spindles on the original staircase to ensure the gaps are less than 100mm.
- Remove existing gas fire, site board up fire place, redecorate and install fixed vent in rear room; and
- Remove existing kitchen unit & appliances and install new units & appliances.

Ground Floor

- Remove existing gas fire, site board up fire place, redecorate and install fixed vent in front and rear rooms.

Second Floor

- Remove existing gas fire, site board up fire place, redecorate and install fixed vent in rear bedroom; and
- Remove existing sanitary fittings to be removed and replace with new fittings.

Garden

- Relocate external garden tap a suitable distance and location from the boiler flue terminal;
- Replace cracked and damaged paving slabs within rear garden on a like for like basis; and
- Install new balustrading and railings for garden steps.

Side Elevations

- Like for like repairs to ornate balustrade railings to rear balcony at ground floor level.

Rear Elevation

- Like for like repairs to ornate balustrade railings to rear balcony at ground floor level; and
- Undertake repairs to defective timber boxing and rainwater gutter on a like-for-like basis with regards to materials, dimensions, style and colour finish.

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5.0 PLANNING AND HERITAGE CONSIDERATIONS

Development Plan

5.1 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the Development Plan in force for the area is:

- The London Plan (Consolidated with Alterations since 2011) (adopted March 2016);
- Camden Local Plan (2017)

5.2 The following are also material considerations:

- The National Planning Policy Framework (February 2019);
- National Planning Policy Guidance; and
- Intend to Publish Draft London Plan (December 2019).

5.3 Given the limited scale of this development, London Plan policies are not considered to be relevant to the determination of this application.

Policy Assessment

5.4 The proposed amendments are minor external and internal alterations to the existing building. The key Local Plan policies for the assessment of the proposals are policy D1 (Design) and policy D2 (Heritage).

5.5 Local Plan policy D1 (Design) states that the Council will seek to secure high quality design in development. The policy requires proposals to respect the local context and character, preserve or enhance the historic environment and heritage assets.

5.6 Local Plan policy D2 (Heritage) outlines that the Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings. The policy also outlines that proposals within Conservation areas are required to preserve or, where possible, enhances the character or appearance of the area; resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a Conservation Area; and preserve trees and garden spaces which contribute to the character and appearance of a conservation area.

- 5.7 Regarding Listed Buildings, the policy requires the proposals to resist the total or substantial demolition of a listed building; 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 resist development that would cause harm to significance of a listed building through an effect on its setting.

Fireplaces

- 5.8 As outlined in section 4 of this report, it is proposed that the existing gas fire places are removed and boarded up on the lower ground, ground and second floors. The fireplaces will be redecorated in traditional style, whilst the gas system will be replaced by a vent. The detail of the proposed fireplaces is set out in drawing number 014 (Typical Fireplace Detail & 2nd Floor Bathroom Plan & Elevations as Proposed) The proposed works have sought to ensure that the proposed changes to the fireplaces are of a high quality design whilst respecting the historic character of the listed building. The proposals will not harm the special character of the listed building and will therefore have no impact on the Conservation Area as the works are internal. The proposed works are therefore considered to comply with the Local Policies D1 and D2.

Kitchen

- 5.9 The proposals include the replacement of the existing kitchen unit and appliances at lower ground floor level. The units and appliances will be updated in order to bring the fixtures and appliances up to modern standards. The general layout of the kitchen will remain the same and therefore the proposed amendments will have little impact on the historic character of the building compared with the existing layout. The proposed kitchen details are outlined in drawing number 013 (Kitchen Layout Plan and Elevations as Proposed). Due care has been given to the kitchen design in order to ensure that the character of the listed building is preserved and such the proposed amendments to the kitchen align with Local Plan Policies D1 and D2.

Bathroom

- 5.10 The proposals include the replacement of the existing bathroom fittings at second floor level. As with the proposals for the kitchen, it is proposed that the fixtures will be upgraded to bring them up to modern standards. The impact on the historic fixtures and character of the building will be negligible as the layout of the bathroom will remain as existing, as detailed in drawing number 013 (Kitchen Layout Plan and Elevations as Proposed). The proposed upgrade of the bathroom fixtures is therefore compliant with the relevant Local Plan Policies.

Side and Rear Elevations

- 5.11 In addition to the internal alterations, a number of external alterations are proposed. On the side and rear elevations, the proposals include the like for like repairs to ornate balustrade railings to the rear balcony at ground floor level. Proposed works to the rear elevation also include repairs to the defective timber boxing and rainwater gutter. As with the railings, the timber boxing and rain water gutter will be replaced on a like-for-like basis with regards to materials, dimensions, style and colour finish. The proposed elevational repairs will improve the external appearance of the building, which in turn will contribute to preserving the character and setting of both the listed building and the wider Conservation Area. The proposals therefore comply with policies D1 and D2 of the Local Plan.

Garden

- 5.12 A number of external amendments are also proposed in the rear garden. The proposed amendments include the relocation of the external garden tap a suitable distance and location from the boiler flue terminal; the replacement of the cracked and damaged paving slabs within rear garden on a like for like basis; replacement of the protective mesh over the ponds and the installation of new balustrading and railings for garden steps.
- 5.13 The proposed relocation of the external garden tap is primarily for health and safety purposes as presently it is located too close to the boiler flue terminal. The relocation of the garden tap will have a de minimis impact on the character and setting of the listed building. The proposed amendment will take place at the rear of the property and is not visible at street level or from neighbouring properties. The proposal will therefore not impact on the character and setting of the Conservation Area and is therefore considered to comply with the relevant local plan policies.
- 5.14 The replacement of the cracked and damaged paving slabs within rear garden on a like for like basis will improve appearance of the garden and as such improved the setting of the heritage asset. The proposals therefore comply with policies D1 and D2 of the Local Plan.
- 5.15 The proposed replacement of the protective mesh over the ponds is primarily for health and safety purposes. Whilst there is mesh already installed, the applicant seeks to replace the mesh with a more substantial mesh that can take further loading and prevent a person falling in. The proposed amendment will take place at the rear of the property and is not visible at street level or from neighbouring properties. The proposal will therefore not impact on the character and setting of the Conservation Area and is therefore considered to comply with the relevant local plan policies.

- 5.16 The installation of new balustrading and railings for the garden steps, will improve the function and safety of the steps. The proposed railings match the style of the existing railings at ground floor level and are therefore in keeping with the historic character of the listed building. The proposals do not impact on the historic fabric of the listed building. It is therefore considered that the proposals comply with Camden's Local Plan policies.

Basement Staircase

- 5.17 The proposals include installation of additional spindles, which will match the existing spindles on a like for like basis in terms of materiality, size and dimension. The installation of additional stair spindles will ensure that the gaps between the spindles are less than 100mm, in line with building regulation safety requirements. The proposals bring the staircase in line with modern safety standard whilst also ensuring that the character of the listed building is preserved. It is therefore considered that the proposals comply with Camden's Local Plan policies.

6.0 CONCLUSIONS

6.1 This Planning and listed building application seeks consent for:

“Removal of gas fires; replacement of kitchen units; replacement of second floor bathroom fixtures; replacement of garden paving; installation of new balustrading and railings for garden steps; Repairs to balustrading at ground floor level and to timber boxing and rainwater gutter” at 4 Park Village East.

6.2 The proposals have sought to update a number of fixtures and features to improve the habitability of the property. The proposals are considered to be sensitively designed and seek to preserve the character and setting of both the listed building and the wider Regent’s Park Conservation Area.

6.3 For the reasons set out above, the proposed scheme is considered to accord with the policies of the Camden Local Plan.