

Application ref: 2019/5941/L  
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Date: 22 March 2021

**Development Management**  
Regeneration and Planning  
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Belsize Architects  
48 Parkhill Road  
London  
NW3 2YP

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**11 Park Village West  
London  
NW1 4AE**

Proposal:

Excavation of basement level with rear lightwell underneath existing side garage addition and associated landscaping; replacement doors to front elevation of side addition

Drawing Nos:

SP101; SP02; S101; S102; S103; S104; S105; S201.1; S202; S203; S301; S302;  
P100A; P101A; P102A; P103A; P104A; P105A; P201A; P202A; P203A; P301A;  
P302A; P303; P100.1A; P101.1A; P201.1A; P401

Design and Access Statement (dated October 2019); Basement Impact Assessment (BIA) (including Appendixes) by QED Structures Limited, ref. 19-167, rev 01, dated 18/10/2019; Basement Impact Assessment (BIA) (including appendixes) by QED Structures Limited, ref. 19-167, rev 02, dated 19/07/2020; Basement Impact Assessment Report by Soiltechnics Ltd, ref. STR4808-BIA01, Rev 4, dated October 2020; Drawing 01 rev BIA1, Drawing 02 rev BIA3, Drawing 03 rev BIA3, Drawing 04 rev BIA1, Drawing 05 rev BIA2, Drawing 06 rev BIA2; Email correspondence contained within Appendix 3 of Basement Impact Assessment Audit ref 13398-29 - F1 (dated October 2020)

The Council has considered your application and decided to grant Listed Building Consent 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:  
SP101; SP02; S101; S102; S103; S104; S105; S201.1; S202; S203; S301;  
S302; P100A; P101A; P102A; P103A; P104A; P105A; P201A; P202A; P203A;  
P301A; P302A; P303; P100.1A; P101.1A; P201.1A; P401

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

## Informative(s):

- 1 Reasons for granting

The proposal would see a basement constructed underneath the garage, a later side addition to the Grade II\* listed host property. Over the course of the application, the proposal has been revised to minimise its visual presence to avoid a harmful impact on the setting of the listed building. The lightwell has been significantly reduced in size and is now covered with a grille and concealer with a planter to preserve the garden setting and to avoid introducing incongruous features such as guard railings. To the front elevation of the side extension, the existing metal garage doors would be replaced with panelled timber doors that match closely in style and appearance, preserving the appearance of the property.

Internally, a new connection through the existing wall of the original house is proposed at lower ground and ground floor levels to enable access to the side

extension. Whilst this would necessitate the removal of some historic fabric, this is kept to a minimum with the majority of internal alterations, including the installation of a lift to provide step-free access, taking place in the non-original side extension. The new door openings would be designed as jib doors and appear as a continuation of the internal wall thereby retaining the spatial internal quality of the rooms in the main house.

Whilst the proposals would 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.

The CAAC initially objected to the proposal but withdrew their objection following revisions. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 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.
- 3 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these

hours.

- 4 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.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer