

Application ref: 2020/5603/L  
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Donald Insall Associates  
12 Devonshire Street  
London  
W1G 7AB

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**26 Park Village East**  
**London**  
**NW1 7PY**

Proposal:

Remedial works to regularise unauthorised works to interior of grade II\* listed building (part retrospective).

Drawing Nos: PVE26.02-DR-4000-3P-00-SiteLocationPlan-00; PVE26.02-DR-3202-3P-00-ExistingAndProposedDoorsD103&D107-00; PVE26.02-DR-3201-3P-00-ExistingAndProposedDoorsD105&D104-00; PVE26.02-DR-3200-3P-00-ExistingAndProposedDoorsD101&D102-00; PVE26.02-DR-2100-3P-00-SectionsExistingAndProposed-00; PVE26.02-DR-2000-3P-02-LowerGroundAndGroundFloorExistingAndProposed-02; PVE26.02-DR-2001-3P-03-FirstAndSecondFloorsExistingAndProposed-03; Historic Building Report; Design and Access Statement.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:  
PVE26.02-DR-4000-3P-00-SiteLocationPlan-00; PVE26.02-DR-3202-3P-00-ExistingAndProposedDoorsD103&D107-00; PVE26.02-DR-3201-3P-00-ExistingAndProposedDoorsD105&D104-00; PVE26.02-DR-3200-3P-00-ExistingAndProposedDoorsD101&D102-00; PVE26.02-DR-2100-3P-00-SectionsExistingAndProposed-00; PVE26.02-DR-2000-3P-02-LowerGroundAndGroundFloorExistingAndProposed-02; PVE26.02-DR-2001-3P-03-FirstAndSecondFloorsExistingAndProposed-03; Historic Building Report; Design and Access Statement.

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.

Informative(s):

- 1 Reasons for granting permission:

No. 26 Park Village East is listed grade II\* as part of the group consisting of nos. 2-16, 22-34 and 36A and B Park Village East. The building is located in the Regent's Park Conservation Area in the setting of the grade I listed Regent's Park. The villas of Park Village East and West formed Nash's last contribution to the Regent's Park scheme, the significance is derived from the architectural, historic and urban planning interests as part of a cohesive composition with Regents Park.

The proposals seek to rectify elements of the works executed without consent. Historic Building Report prepared by Donald Insall Associates (page 38) contains full list of the remedial works.

The proposals will reinstate the original plan form and circulation within the internal spaces across all floors at the GII\* listed building, thus the works are assessed to preserve the building's significance.

Regents Park Conservation Area Advisory Committee and Historic England were consulted. No objections have been received. The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16

of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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.

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