

Application ref: 2021/0365/L
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Hadingham Kirk Ltd
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Dear Sir/Madam

developDECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
2 Park Village East
London
NW1 7PX

Proposal:
Replace and repair where necessary rotten and damaged timber pillars on first floor balcony of western elevation of building.
Drawing Nos: Site Location Plan; Balcony pillars - plan; Balcony pillars - elevations; 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:
Site Location Plan; Balcony pillars - plan; Balcony pillars - elevations; 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. 2 Park Village East is listed grade II* as part of the group consisting of nos. 2-16, 22-34 and 36A and B (even) Park Village East. The building is located in the Regent's Park Conservation Area and within the immediate 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. No 2. Is the first building in the row, occupying a corner plot bound by Gloucester Gate Bridge and Park Village East.

The proposals are for the like for like replacement of the balcony pillars which have failed, as evidenced by the photographic report submitted with the application.

Historic England and CAAC were consulted; one objection was received from CAAC due to insufficient detail provided with the submission initially. Further information was provided and the objection was withdrawn on 15 July 2021. The works were carried out in the process of determination due to the health and safety risks. The replica pillars have been crafted as accurate copies, installed and painted the Crown Estate approved colour. It was established during the subsequent site visit that the replaced pillars are of satisfactory quality and are fitted with due care. The proposals accurately reinstate part of the architectural composition of the exterior of the GII* listed building and are assessed to preserve the building's significance and the character of the Regents Park Conservation Area.

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 2021 and the National Planning Policy Framework.

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