

Application ref: 2021/1467/L
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Lambert Smith Hampton
UK House
180 Oxford Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:

**4 Park Village East
London
NW1 7PX**

Proposal:

Internal refurbishment which includes removal of gas fires; replacement of kitchen units; replacement of second floor bathroom fixtures. External refurbishment which includes 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.

Drawing Nos: Location Plan (drawing number PVE-001); Lower Ground + Ground Floor Plans - As Existing (drawing number PVE-002); First + Second + Third Floor Plans - As Existing (drawing number PVE-003); Rear + Side Elevations - As Existing (drawing number PVE-004); Front Elevation - As Existing drawing number PVE-005); Rear + Side Elevations - As Proposed (drawing number PVE-006); New Railing Details (drawing number PVE-007); Garden Plan - As Existing + As Proposed (drawing number PVE-008); Garden Steps Details - As Existing (drawing number PVE-009); Garden Steps Details - As Proposed (drawing number PVE-010); Lower Ground + Ground Floor Plans - As Proposed (drawing number PVE-011); First + Second + Third Floor Plans - As Proposed (drawing number PVE-012); Kitchen Layout - As Proposed (drawing number PVE-013); Typical fireplace detail & 2nd floor bathroom plan & elevations as proposed (drawing number PVE-014); Photo Schedule; Planning and Heritage Statement.

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

Reason(s) for Refusal

1 Reasons for refusal:

There are two aspects of this proposal that are considered would result in harm to the significance of the listed building as well as the character and appearance of the Regent's Park conservation area.

The first is the proposed introduction of railings which appear to hem the building in and separate it from the landscape.

The gardens within the Park Villages are an essential part of the overall design, with the informal soft landscape a key to the Picturesque design which was one of John Nash's acknowledged major contributions. The combination of landscape and villas is of major significance and is specifically recognized in the Regent's Park Conservation Area Appraisal and Management Strategy (2011), which on page 20 states:

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.

The setting of the buildings within the landscape is a fundamental element in the special character of the Park Villages.

The introduction of railings, as proposed here, is deeply harmful to the informal Picturesque landscape itself and to the setting of the Listed Building. It would neither preserve nor enhance the character and appearance of the conservation area.

Concerns over safety and security are acknowledged but an alternative approach need be considered which is visually less harsh and more in-character with the Picturesque.

The other aspect of the proposal that cannot be supported is the boarding-up of fireplaces on the lower ground, ground and second floors. The presence and location of fireplaces is part of the design and layout of the property and of historic architectural significance.

The replacement of relatively modern units and fittings is not opposed, and the undertaking of repair and maintenance is positively supported.

It is considered the proposed changes would result in cumulative harm that is considered to amount to less than substantial harm to the significance of the building which is not outweighed by public benefit (NPPF, statement 202). This proposal is also considered contrary to policy D2.

Informative(s):

- 1 No.4 Park Village East is a 3 storey 4 bedroom semi-detached residential dwelling with a rear garden. It is one of a group of properties, the architectural significance of which is reflected in their Grade II* listing. The property is located within the Regent's Park Conservation Area.

Park Village East was designed and laid out by John Nash and his assistants, 1825-36. The development was later extended by the construction of Park Village West, 1832-37.

Park Villages were a distinct 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 setting of the buildings with the landscape is a fundamental element in the special character of the Park Villages.

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 2021.

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