

Application ref: 2022/4319/P
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Date: 2 December 2022

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Sanford Group Limited
Unit 2
Kangley Business Centre
Kangley Bridge Road
London
SE26 5AQ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**30 Park Village East
London
Camden
NW1 7PZ**

Proposal:

Construction of new garage door and insulation over existing.

Drawing Nos: TQRQM22280092322075; Existing and Proposed Front Elevations (dated 31/10/22); Existing Section (dated 31/10/22); Proposed Section (31/10/22); Detail section of proposal (dated 31/1/22);

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

TQRQM22280092322075; Existing and Proposed Front Elevations (dated 31/10/22); Existing Section (dated 31/10/22); Proposed Section (31/10/22); Detail section of proposal (dated 31/1/22);

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 2 Reasons for granting planning permission:

The application property is a grade II* listed single family dwellinghouse situated on the west side of Park Village East, within the Regent's Park Conservation Area. Both neighbouring buildings are also listed grade II*. A few metres to the east of the property is the West Coast Main Line railway cutting, which forms part of the proposed route of the High Speed 2 railway as set out in the High Speed Rail (London-West Midlands) Act 2017. The property is one of a picturesque series of twelve residential villas of varying styles dating from 1825-36, which were designed and laid out by John Nash and his assistants for the Commissioners of Woods, Forests and Land Revenues. The application property is a two storey detached house with an attic storey, with a mixture of sash and casement windows and a stuccoed finish, and set in generous grounds. The side garage originally dates from the 1970s although was rebuilt in the 2000s.

Although the space was built as a garage it is now used as a study by one of the residents of the property. This application seeks consent for the installation of wall insulation and a fake garage door in front of the existing to allow the continued use of this space during noisy HS2 construction works.

As the garage is a non original structure no historic fabric is affected by the proposals. The proposed fake garage door will be set flush with the front elevation of the building but will otherwise match the appearance of the existing and provide a sense of legibility of the function of the modern side extension. Initially it was proposed to have a simple flush rendered façade instead but this

was revised following concerns that the blank, featureless elevation would appear incongruous.

The applicant's agent has confirmed that they are only seeking permission for the works as a temporary measure and will remove the works once they are no longer needed.

The proposed works will leave the appearance of the building largely unchanged and it is not uncommon to see flush fitted timber garage doors on historic buildings.

Historic England was consulted and responded with a signed and stamped letter from the National Planning Casework Unit on authorising the Council to determine the application as it sees fit. Regent's Park CAAC was also notified of the application and raised no objection to the proposals.

The site's planning history was taken into account when arriving at this decision.

The proposals preserve the character and appearance of the conservation area and the setting of adjoining listed buildings. 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 NPPF.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and setting of the adjoining listed buildings, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

- 3 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, 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.
- 4 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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)

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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:

<https://www.gov.uk/appeal-householder-planning-decision>.

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