

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/1268/HS2	Richard Simpson for Regent's Park CAAC	30/04/2023 10:33:12	OBJ	<p>ADVICE from The Regent's Park Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>3 April 2023</p> <p>Park Village East NW1 2DU 2023/1268/HS2</p> <p>Objections.</p> <p>1. We are concerned that the changes to the structure approved by Camden under 2021/0126/HS2 as set out in p. 13, para 3.2.1, p. 15, para 3.4, pp. 23-24 para 4.2 of the applicant's Written Statement are expressed as assertions of structural adequacy rather than full analysis of the way in which the structure has been found to be different from the 2021 position, and the analysis on which the current structural modification is proposed. A fully documented analysis should be provided by the applicant to ensure the structural adequacy of the current proposal. This is of major concern to the RPCAAC in terms of the stability and security of the adjacent Listed buildings and the character and appearance of the conservation area.</p> <p>2. We object to the change of colour proposed for the concrete of the proposed concrete wall panels. It was agreed by Camden in 2021 that the darker colour was appropriate to the historic character of the area: the basis of this judgment has not changed. Rather, as the Master Planning for the Over Site Development on behalf of Lend Lease has progressed, it is clear that the Cutting will become more visible than it is today. For example, plans for residential development within the existing cutting parallel to Mornington Terrace, with an open space, mean that the new work including that proposed in this application will be more visible as the setting of the Listed Buildings in Park Village East. The new work should be as consistent with the existing historic cutting as possible both in the present and for the future.</p> <p>3. We note that, as usual but contrary to policy advice, the RPCAAC has not been asked by the applicant to engage in pre-application discussion of these proposals.</p> <p>Richard Simpson FSA Chair</p>