

| Application No: | Consultees Name: | Received: | Comment: | Response: |
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| 2024/2798/P | Richard Simpson for Regent's Park CAAC | 07/08/2024 10:59:09 | OBJ | <p>ADVICE from The Regent's Park Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>5 August 2024</p> <p>34 Chester Terrace, NW1 4ND 2024/2798/P + 2024/2839/L</p> <p>Objection.</p> <p>The houses in Chester Terrace as Listed at Grade I, meaning they are of exceptional national importance.</p> <p>The condenser unit and its enclosure proposed in the front area would be inappropriate in terms of the very formal classical front elevation which is critical to the Grade I listing. The front area as a whole is part of the formal design of the front elevation – the major elevation of the Grade I listed building. The front area space would be harmed by the condenser location proposed.</p> <p>The location would also disrupt the consistent pattern of views of the areas seen along the terrace from the front steps to the houses. The proposal would harm the setting of the listed building.</p> <p>Nor would it preserve or enhance the character and appearance of the conservation area.</p> <p>We are also very concerned that any consent would set a precedent which could seriously harm the main front area spaces and associated elevations of this Grade I listed terrace.</p> <p>We note that such condensers are housed in other houses in the terrace either in the central area of the roof, where they are invisible and minimise noise pollution, or in the garages which are at the rear of the houses. We would be happy to review a revised application which used either of those locations.</p> <p>Richard Simpson FSA Chair</p> |

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