

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/3349/P	Richard Simpson for Regent's Park CAAC	24/09/2024 17:32:33	OBJ	<p>ADVICE from THE REGENT'S PARK CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street, London NW1 8LT</p> <p>02 September 2024</p> <p>8 Gloucester Gate 2024/3349/P + 2024/3387/L</p> <p>Strong objections.</p> <p>1. We note that the applicant undertook pre-app discussion with the Council, but not with the RPCAAC, although such pre-app discussion is advised by the NPPF.</p> <p>The new rear addition, referred to by the applicant as the annex.</p> <p>2. We object strongly to the proposed rear addition/annex on the grounds that its form is alien to the Grade I Listed buildings, and is disproportionate to the heritage assets. As a result it is overdominant in terms of the heritage assets to which it should be subordinate.</p> <p>3. The proposed extension of the annex closer to the rear elevation of the mews house, would thereby excessively dominate the mews house and disrupt the balance between the three main masses of building, the main house, the mews house, and the rear addition/annex.</p> <p>4. The disproportionate character of the proposed annex is exemplified by the heavy detailing represented by the triple height soldier courses, alien and clumsy in this context.</p> <p>Alterations to the mews house</p> <p>5. The removal of the blind brick arches in the rear elevation to the mews house and their replacement with windows is wholly alien to the architectural expression of social hierarchy which the surviving and original forms express. The subordinate service provided in the mews house was screened from views from the main residence, the blind arches representing that screening. The current application would substantially harm that critical architectural distinction, destructively subverting the architectural distinctions between the elements of these groups of buildings – important aspects of the special architectural character of the Grade I Listed buildings.</p> <p>6. The Committee objects strongly to the proposed destruction of internal divisions in the mews house. The internal proportions and forms of the mews house – Listed as on the land and within the curtilage of the front terrace – and thus its character would be significantly harmed. The footprint of Listed Buildings is recognized as of special significance and worthy of protection. We acknowledge that the partitions have been altered over time, but the cellular pattern of subdivision has been retained and should be conserved. The 'open plan' now proposed would be destructive of the surviving cellular pattern which is characteristic of the distinctive subordinate service character of the mews house.</p> <p>7. We are not in a position to advise on proposed internal alterations to the main house, but request, as a matter of principle, that all altered details, such as replacement doors, be subject to approval of materials and</p>

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				details by condition.  Richard Simpson FSA RPCAAC Chair

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