

**Strong objection.**

This application follows on from an application, now withdrawn, for a garage in the same position.

Although smaller overall than the garage, this proposed plant room is too tall and, especially if painted, will still be very intrusive into the picturesque landscape which was so much part of John Nash's original vision for the Park Village and which is particularly well-preserved just here.

I have taken advice and am told that since the proposed heat pumps are to be outside the 'plant room' there is no need for a plant room at all.

10 Park Village West has a large basement and already has a garden shed of generous proportions at the junction of the gardens of 10 and 11 PVW and 18-20 Park Village East. Whatever it is proposed to put in the plant room can be put in one of these places.

We note also, from a noise perspective, that the plant room plus heat pumps as proposed is actually closer to 8 PVW than to 10 PVW.

The Regent's Park CA Appraisal at ap.20 says this of the landscape at the Park Village:

*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 context here is very much 'the views between buildings and across intriguing sight lines'.

This proposed plant room would be very intrusive in several such views.

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