

1 Chester Place  
London NW1 4NB



Heritage Appraisal

## Summary

Chester Place, completed in 1826, is a four-storey town house on the edge of Regent's Park. It is principally significant for being an integral part of John Nash's grand development here, making an important contribution to its overall architectural composition and townscape. The international significance of Regent's Park is widely recognised. Number 1 stands at the south end of Chester Place and an adjacent portico marks the end of the formal area of Regent's Park. The building's side and rear elevations are much plainer, as is the interior, which contributes relatively little value to its overall significance (much of its joinery and finishes having been replaced in the late 20th and early 21st centuries). The proposed alterations complement a scheme of essential repairs to the building (initially granted LBC in 2019) and mostly affect modern features or involve minor alterations with no heritage impact. The most notable intervention proposed is flooring over the rear lightwell to create a room below and terrace above - very similar to alterations approved and carried out at no. 2 and no.3 Chester Place. Although this would involve replacing modern sash windows with double patio doors, the overall impact on the aesthetic value of the house would be very slight as the alterations would be concealed from public view; moreover, the rooms in question would have been low in status and contain few features of significance, therefore having capacity for change.

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Cover photo: South end of Chester Place façade  
from Cumberland Place.

## 1. Purpose and Scope of Report

### Introduction

Nils White Conservation was instructed to prepare this Heritage Statement by the owners of the property. The brief was to appraise the building's significance and setting, and to assess the impact on these of the proposed works.

The report has been prepared to accompany planning and Listed Building Consent applications in accordance with the National Planning Policy Framework (NPPF) paragraph 200, which states: *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.*

### Methodology

The site was visited and evaluated on a fine day in March 2024. The Greater London Historic Environment Record was referred to and neighbouring heritage assets were identified. The statement of significance has been prepared in accordance with Historic England guidance set out in their publications *Conservation Principles, Policies and Guidance* and *The Setting of Heritage Assets*. The proposed works were then studied and their impact on the heritage values of the house assessed in accordance with best practice.

## 2. Description and Historic Development of the Site



Plate 1. Satellite view of today (Google Earth) showing 1 Chester Place outlined in red, Regent's Park (1), Chester Terrace (2), Albany Street (3), and Christ Church (4).

## Location and brief description

The house is the southernmost dwelling of Chester Place, a terrace of 12 townhouses located between (but well back from) Chester Terrace and Cumberland Terrace. It faces west towards Regent's Park and backs on to Albany Street to the east.

With its classical, stuccoed façade, Chester Place forms an integral part of the Regent's Park complex, though clearly secondary to Chester Terrace and Cumberland Terrace. As with the latter two, its rear elevation is much plainer.

Number 1 has four storeys including the basement. The plan is two rooms deep with the staircase built against the south wall. Front and rear lightwells illuminate the basement level.

## Historic Maps and Images.

Charles Mayhew produced accurate plans of Regent's Park between 1834 and 1835 a few years after its completion. The plan of Chester Place and its surroundings (below) illustrates how little change has occurred to the principal buildings facing west towards the park, contrasting with widespread demolition behind them.

Town plans of London at a scale of 5 feet to a mile (1:1,056) were published by the Ordnance Survey in 1870 and 1893 and provide an invaluable record of the city at those dates. Comparison with modern maps again reveals the full extent of Albany Street's post-war transformation.

Around 1 Chester Place, 1960s redevelopment was brutal - the terraced houses south of it, those standing opposite on the west side of Albany Street, and all of Chester Terrace Mews were demolished at this time. We know from historic photographs that these houses were Georgian – though of a lower *rate* than those of Chester Place.

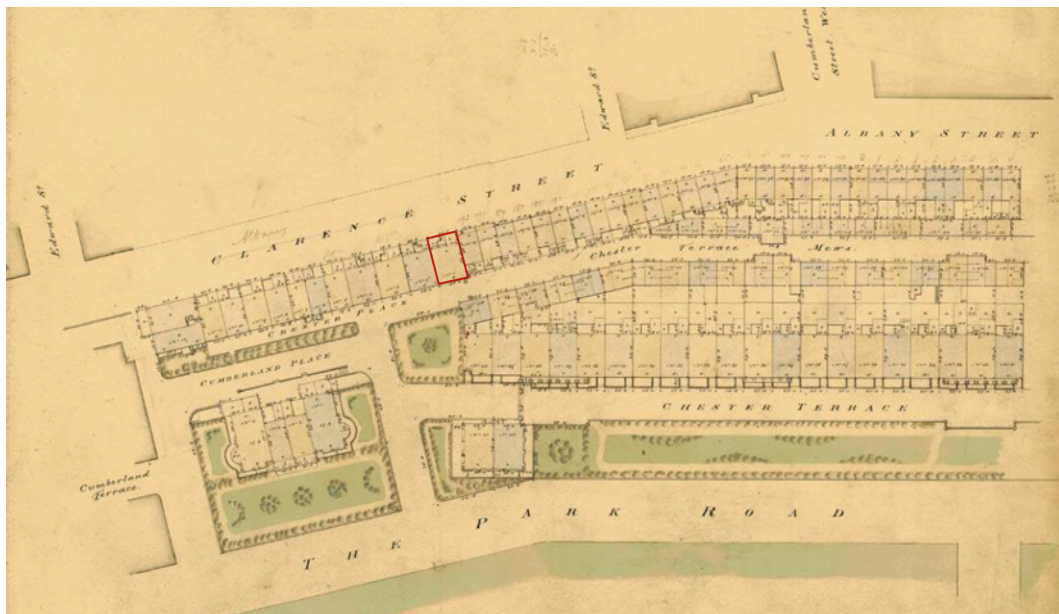


Figure 1. Detail from Charles Mayhew's 1834-5 plan of north end of Chester Terrace (CEPC). This shows its relationship to Chester Place and Cumberland Place, the areas of planting, and its mews at the rear. 1 Chester Place is outlined in red; the terraced houses to the right (south) of it (beyond the portico) faced the opposite way towards what is now Albany Street.



Figure 2. Extract from 1870 OS 1:1056 Town Plan (maps.nls.uk). 1 Chester Place is tinted in ochre.

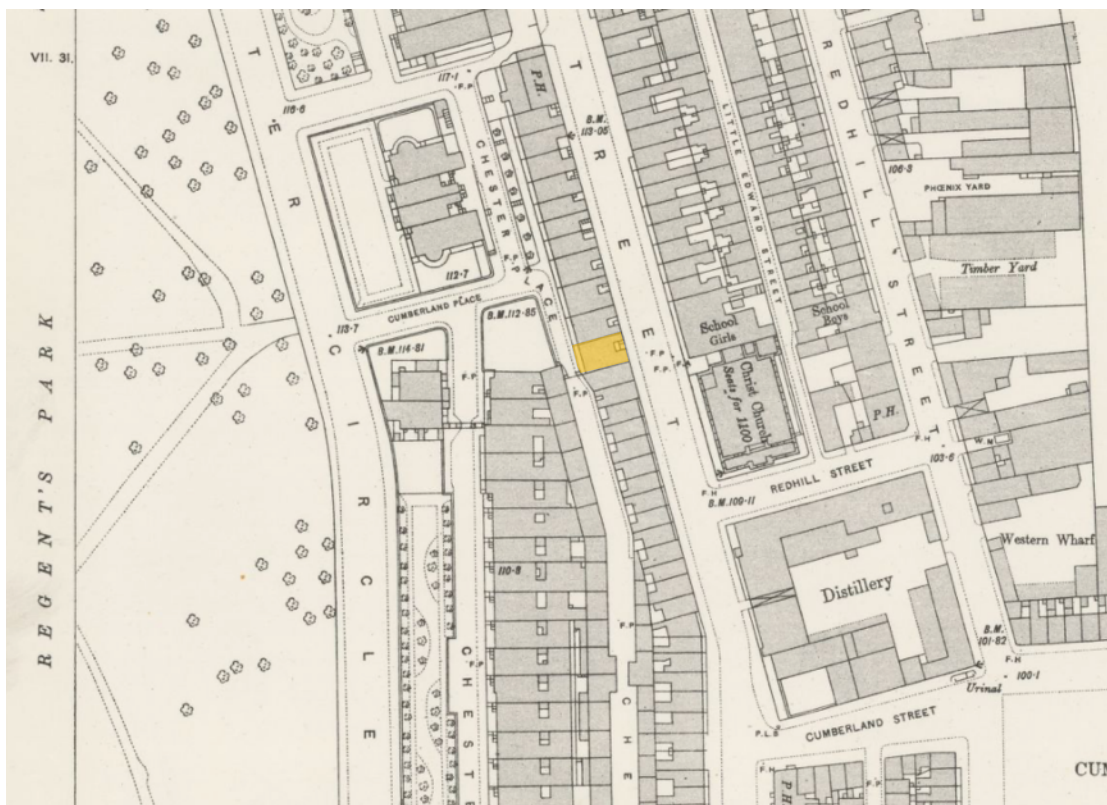


Figure 3. Extract from 1893 OS 1:1056 plan (maps.nls.uk). 1 Chester Place is tinted in ochre.

Post-war aerial photos of the area show the layout of the area in three dimensions; the majority of houses appear to be intact, largely belying the claim often made by planners and councillors of the period that full-scale demolition was justified due to widespread bomb damage. While Nash's palatial Regent's Park terraces and Chester Place itself were spared, the Georgian terraces to the south and west were not so fortunate.



Plate 2. Aerial photo of area (Aerofilms 1946) with 1 Chester Place tinted in ochre.  
[britainfromabove.org.uk](http://britainfromabove.org.uk)



Plate 3. Aerial photo of area (RAF 1946) with 1 Chester Place tinted in ochre. (Historic England [RAF Photography]).

## Exterior

As with the much grander, front-row terraces of Regent's Park, the façade of Chester Place was designed as a unified, symmetrical whole (see list entry in Appendix 1 for a detailed description). Like Number 12 at the far end, Number 1 corresponds to the three end bays of the terrace (though at this end the party wall is located behind the blind windows of the third bay). The façade is broken forward a few inches at this point and there is a full attic storey contrasting with the balustrade and mansard roof of the central part of the terrace. Overall, there is a restrained sense of order and good proportions. The portico attached to the south-west corner marks the boundary of the formal Regent's Park precinct.



Plate 4. 1 Chester Place and adjacent portico.

Beyond the portico stand the mostly unremarkable, twentieth-century housing and garages that replaced Chester Terrace Mews and the attached row of Georgian that faced Albany Street. Demolition of these has left the tall, cement-rendered south end wall of 1 Chester Place bare and exposed - particularly stark from Albany Street.



*Plate 5. Rear of Chester terrace (right) with 1960s mews buildings opposite.*

*Plate 6. View of south end of 1 Chester terrace and attached garages.*

Unlike its façade, the rear elevations of Chester Terrace facing Albany Street are mostly plain, unembellished London stock brick. The painted render, keywork, and simple pediments on the yard wall of Numbers 1 and 2 may well be later additions, perhaps dating from when the rear wing was built at the end of the 19<sup>th</sup> century. Today, the townscape of this part of Albany Street is a little sterile, having lost so many of the houses and shops that once lined it. In this transformed setting, St George's Cathedral (formerly Christ Church – see Appendix 1) also feels rather forlorn and forbidding.



*Plate 7. Rear of Chester Terrace from Albany Street showing the bare gable end of Number 1.*

*Plate 8. Rear of 1 Chester Terrace.*



## Interior

Internally, the building has an elegant simplicity, having much in common with other town houses of the 1820s. There is a strong hierarchy between the five storeys, reflecting that seen in the façade. Servants' accommodation appears to have been on the top floor, which has a separate, narrower staircase. At basement level, there are lightwells front and rear, that of the front including vaults under the pavement. Access to the rear yard and street is via the small rear extension.

Several of the rooms contain marble chimneypieces or moulded cornices; while these contribute to the character of the interior, they are hardly exceptional and are mostly thought to be modern replacements. In any case, while Nash was responsible for the plan of Regent's Park and many of the building facades, design of interiors was generally left to developers.

At 1 Chester Terrace, much of the joinery and plasterwork is actually modern, being associated with the c.2000 refurbishment or earlier interventions. Notable additions from this period include the window shutters and architraves, and pairs of doors linking front and rear rooms. In many places, plasterwork comprises modern lime mortar over expanded metal lath. Many of the doors, skirtings and other joinery features are also replacements.

A *Schedule of Minimum Requirements* for the 1 Chester Place was produced by the Crown Estate's architects in 1998 when a long lease was being offered on the property. The schedule sets out which features were considered to be the most significant elements in the house (including moulded cornices, fireplaces, doors, architraves etc.). It goes on to identify faults, and specify repairs (many of which were carried out in 2000).

The roof has an M-shaped profile with a central valley. The slack pitch of each slope keeps them hidden from ground level. The roof structure comprises what appear to be original kingpost trusses, purlins and common rafters. It was re-slatted recently with Welsh slate.

### 3. Statement of Significance.

The international significance of Regent's Park is widely recognised. John Nash's brilliant and pioneering concept was for the landscape and the palatial terraces around it to be interdependent, each enriching the other. He thus managed to evoke the interplay between a country house and its landscaped grounds, though in this case for fashionable townhouses not far from the centre of London.

The role of Chester Place in this grand composition is more subtle; it stands on lower ground, well back from the front-row terraces, and thereby emphasises the height and depth of Chester Terrace while at the same time preserving the visual separation between the latter and Cumberland Place. The Regent's Park Conservation Area Appraisal, published by the London Borough of Camden, describes Nash's composition in Chester Place as *theatrical*, subtly enabling the change in alignment between the terraces that occurs at this point (see maps and aerial photos above).

The corner with the Outer Circle is dominated by the northernmost of the two pavilions marking each end of Chester Terrace. These additions by the developer, James Burton, were a departure from Nash's plan – and drew fierce criticism (Nash wrote to the commissioners deriding them as 'disgusting' and demanded their demolition). Nevertheless, they are effective here in further emphasising the depth of Chester Terrace.



*Plate 9. Chester Place (centre) from the park (left) and Plate 10. from the Outer Circle (right). Burton's pavillion is on the right of the photos.*



*Plate 11. Chester Place (Number 1 is at the far end, adjacent to the portico).*

Chester Place itself is far more intimate and secluded than the front-line terraces; the street is narrower, there are mature trees, and the space is enclosed by a portico at the south end. Though very much a part of the overall Regent's Park composition, the Houses of Chester Place feel almost modest compared to their more extrovert neighbours in Cumberland Place or Chester Terrace.

Such is the holistic value of this townscape that the individual significance of Number 1 Chester Place cannot easily be separated from the wider group. The value of the interior is clearly of a lesser order, being that of a middle class, Regency townhouse (one that has suffered a certain amount of twentieth-century alteration, not all of it sympathetic). That said, its layout is mostly preserved, and several features (as listed in the CEPC *Schedule of Minimum Requirements* for the property) may be original.

As well as being the work of Nash, James and Decimus Burton, and William Mountford Nurse, Chester Place has associative historic value for its connection with Charles Dickens, who took a short lease on No.3 Chester Place in 1847.

### Designation

The houses of 1-12 Chester Place are listed Grade 1. Their forecourt railings are listed Grade II in a separate entry. The list entries, together with those of neighbouring buildings and the Regent's Park itself, are reproduced in Appendix 1.

## 4. Heritage Impact of works proposed in current application.

A scheme of repairs and alterations has been prepared by StructureHaus Architects. These are in addition to the structural works (not assessed in this report) which were approved five years ago in application 2019/2236/L. As these were not commenced, they are to be resubmitted in the new Listed Building Consent application.

All areas of the house affected by works proposed in the current application have been inspected for this report and their potential impact on the listed building's significance assessed (see below). Some of the works shown on proposed plans (for example, replacement of asphalt roof of extension) count as essential maintenance, would not affect historic fabric, and are not considered below. Neither are interventions previously approved in 2019.

### Lower Ground Floor

- i. *Convert lightwell yard to room; remove staircase and cupboard; tank and insulate outer walls; form roof of walk-on glass panels accessible from ground floor. Remove courtyard window and replace with double doors.*

Comparison of the 1870 and 1893 maps show that the existing extension was added between those dates, and an earlier extension at the north end of the courtyard was demolished afterwards. The current form of the space is not therefore original. The early maps show only very small rear yards for most of the properties forming the terrace.



Plates 12 &13 Courtyard stair and window

The courtyard walls are clad in painted render or painted brickwork. The staircase up to the pavement door (left) is modern and the floor is laid with poorly detailed, modern flagstones.

The 8-over-8 pane timber sash window with moulded horns appears to be a modern replacement, and the space contributes very little to the historic or aesthetic character of the house.

The proposed works would involve removal of the main window and brickwork below it in order to accommodate the French windows. Neither these, nor the new flat roof would be visible from public viewpoints (they would be concealed behind the yard wall in views from the street).



Internally, the creation of a new light-filled room would enhance the house while preserving the separation between the two spaces.

The overall impact of these works on the listed building would be slight and not cause harm to its architectural or historic value. Similar proposals were granted LBC at 2, 3, and 5 Chester Place in 2007, 2009, and 2005, respectively.



Plate 14. Bathroom window in rear extension

- ii. *Remove window and block opening between shower room and lightwell.*

The extension dates from between 1870 and 1893 and the window may be contemporary (or possibly later). It is a 2/2-pane wooden sash window with moulded horns and frosted glass in landscape-format panes.

While the window reflects the evolution of the building, its proportions are strange and it has no aesthetic value; accordingly, the impact of the proposed blocking up would be very slight and cause no harm.

- iii. *Replace existing shower room door with sliding door. New pipework etc. Replacement sanitary items and radiators.*

The door is modern, dating from the early 21<sup>st</sup> century. Sanitary items, radiators and pipework are also modern and of no heritage value. The changes would enhance the appearance of the house without affecting its significance.

- iv. *Lower ceiling in shower room to allow bin storage above.*

The ceiling is modern plasterboard, and the floor structure above it does not contribute to the building's significance, which would not be affected by this small alteration.

- v. *Overhaul staircase in hall with new balustrade.*



The staircase is modern (though the style of balustrade matches that of the third-floor servants' staircase).

The works would not be controversial in principle, provided the design and finish are of a high quality.

*Plate 15. Lower ground floor staircase*

- vi. *Repairs to windows and doors, including refurbishment of vault doors.*

These repairs would involve simple overhaul without removing significant fabric. They would therefore result in benefit to the heritage value of the house.

- vii. *Installation of plant in vault*

The arched recesses under the pavement at the front of the house are currently clad in failing cement render which has led to considerable water ingress. The intention in this scheme is to apply a suitable cavity membrane tanking system, re-plaster over it, and to install a booster tank and pump in Vault 1, and a gas-fired boiler in Vault 2.

This intervention is unlikely to affect the historic or aesthetic value of the house. Use of the vaults to accommodate plant has been approved in several of the neighbouring houses. Tanking should reduce saturation of the brick fabric compared with the existing situation.

## Ground floor

- viii. *Rear courtyard – glass panelled floor installed over lightwell. Remove courtyard window and replace with double doors.*

As described in ii, above, the lower courtyard can be converted without harming the fabric or character of the house. The proposed materials are appropriate (detailing will obviously need to be impeccable).



Plate 16 (left). Kitchen window from top of courtyard steps.  
Plate 17 (right). View towards window from inside kitchen.

At ground floor level the work would involve replacement of the sash window with double doors. The window is wider than those above it on upper floors (it too has an 8-over-8 pane format, but each pane is wider than it is tall); furthermore, the brickwork of the arch is clearly newer than that of the wall. The window has moulded horns and flat, modern glass. Based on all this, the existing window is thought to be modern, in an enlarged opening.

The new double doors would not be visible from public viewpoints (like the window, they would be concealed behind the yard wall from street level). The room retains few features of interest – wall and ceiling finishes are modern, as apparently is the cornice; this would never have been a high-status room.

The intervention would not harm the historic or architectural value of the house and echo works carried out to 2 Chester Place (application ref. 2007/4277/L)

- ix. *Bin store by rear entrance. Adjacent recycling store.*

The proposed, practical intervention would be made in the late-19<sup>th</sup> century rear extension. The fabric affected does not contribute to the building's aesthetic or historic value. The character of the rear entrance lobby has already been changed in recent years. The building's significance would not be harmed, and provision of bin storage would enhance the quality of the space.

x. *Reconfigure bathroom.*

All fittings, ceilings, walls, and finishes of the bathroom are modern. The reconfiguration would not affect the listed building's significance.

xi. *Replace floor tiles.*

The floor tiles are modern and contribute nothing to the character of the house.

xii. *New inbuilt joinery in recesses.*

As elsewhere in the house, new joinery will need to be designed to complement the fireplace and room proportions. In principle, this would be a minor and reversible intervention.

xiii. *Refurbish front door.*

Even the front door bears some sign of being a relatively recent replacement. The work is needed to address warping, which leads to draughts. This is all achievable without affecting building significance.

## First floor

xiv. *Replace double doors between front and rear with pocket doors.*

These are the highest status rooms of the house with the tallest ceilings. The double dividing doors date from the early 21<sup>st</sup> century (see application ref. LSX/000/4542) and, though designed to complement the architecture of the house, are not in themselves of historic or architectural value. In principle, their replacement with correctly designed pocket doors would enhance appreciation of the space and help reveal their aesthetic significance.

## Second floor

xv. *Repair and replace cornice.*

A small area of cornice is water damaged. Its like-for-like replacement appears to be necessary and would not harm the significance of the house.

xvi. *Refurbish bathroom with new floor tiles. Replace boxed-in pipework.*

The layout and fabric are largely modern and the changes would not affect the building's significance.

### Third floor

- xvii. *Replace bathroom door. Refurbish and reconfigure bathroom with new partition to create additional bathroom.*

Although the floorplan would be changed slightly, it is not original and has negligible value in the context of the building's overall significance. No harm would be caused.

### General works to interior

- xviii. *Overhaul main staircase and make structurally sound.*

The staircase has been seriously affected by structural issues and landings slope alarmingly. In places treads have become detached from the strings.

From a conservation point of view, repair is essential, and straightening is desirable – its crookedness does not contribute to the historic charm of the house. Nevertheless, great care will need to be taken while doing this work in order to preserve historic staircase joinery.

- xix. *Replace radiators*

All radiators are modern and have no heritage value.

- xx. *New inbuilt joinery.*

Several of the recesses flanking chimneybreasts already contain late 20<sup>th</sup> or early 21<sup>st</sup> century cupboards or wardrobes. Replacement of these would not affect historic fabric and would be reversible. There is potential here for considerable enhancement, complementing historic fireplaces and room proportions.

- xxi. *Level sloping floors*

As with the staircase, floors have been affected by recent subsidence. Full account is to be taken of the consequences of straightening work for skirting boards, door frames, and other elements, most of which are modern. In principle, this work is desirable and would not harm the building's significance.

- xxii. *Replacement skirting*

Very little of the skirting in the building is original. Where it is now to be replaced or reinstated, there will be no impact on the building's significance.

- xxiii. *Secondary glazing*

It is intended to add to and improve secondary glazing throughout the house. The existing system has been damaged and no longer fits properly due to structural movement that has occurred. Two systems are proposed – a slimmer one for windows with shutters, and a more energy-efficient one elsewhere. Both systems are sensitive, having been widely used for heritage projects, and the



works would be fully reversible. The proposal would improve the energy efficiency of the building without harming its significance.

## Roof

xxiv. *Replace lead gutters.*

These are not believed to be original. As always with leadwork, the correct gauge must be used.

## 5. Overall impact of the changes on the building's significance

The proposed works mostly involve replacement or upgrading of modern features or minor alterations and would not affect the heritage significance of the building. As the house was thoroughly modernised using some traditional detailing around the year 2000, the interior is far less sensitive than if much of the fabric were historic. And as the design approach is sensitive with the proposed use of high-quality materials, the works would enhance the visual character of the house in accordance with its historic status.

Enclosing the rear yard and creating a terrace above it is a more consequential intervention; however, this would not harm the historic or architectural significance of the house either. As well as being very discreet, historic maps illustrate a pattern of alteration to the area affected which is not so sensitive as to preclude change. Similar works have been achieved successfully in the neighbouring houses with sensitive enhancement to their living spaces.

In summary, the proposals are modest and based on a good understanding of the age and value of the fabric affected. Accordingly, they would sustain and enhance the significance of the house.

## 6. References

Clark K.	2001	Informed Conservation
Historic England	2011	The Setting of Heritage Assets
Historic England	2008	Conservation Principles
Ricketts A. et al	2021	Principles of Cultural Heritage Impact Assessment in the UK
Cecil Denny Highton Architects	1998	1 Chester Place; Schedule of Minimum Requirements
London Borough of Camden	2011	Regent's Park Conservation Area Appraisal and Management Strategy.
Crown Estate Paving Commission	2017	'A Total Work of Architectural and Landscape Art' A Vision for Regent's Park.
Long C.	1984	Regent's Park -
Saunders A.	1969	Regent's Park – A Study of the Development of the Area from 1086 to the Present Day
Summerson J.	1945	Georgian London

Historic 1:500 Ordnance Survey Maps are from the Historic Scotland website.

## 7. Relevant Conservation Policies and Guidance

The relevant paragraphs of the National Planning Policy Guidance (NPPF), which deal with the need to understand and preserve the significance of ‘heritage assets’ and to avoid harm, are reproduced below.

202. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
210. In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
  - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
214. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The Camden Local Plan was adopted in 2017 and contains the following relevant policies:

### **Policy D1 Design**

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- g. is inclusive and accessible for all;
- h. promotes health;
- i. is secure and designed to minimise crime and antisocial behaviour;
- j. responds to natural features and preserves gardens and other open space;
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- l. incorporates outdoor amenity space;
- m. preserves strategic and local views;
- n. for housing, provides a high standard of accommodation; and
- o. carefully integrates building services equipment.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

### **Tall buildings**

All of Camden is considered sensitive to the development of tall buildings. Tall buildings in Camden will be assessed against the design criteria set out above and we will also give particular attention to:

- p. how the building relates to its surroundings, both in terms of how the base of the building fits in with the streetscape and how the top of a tall building affects the skyline;
- q. the historic context of the building's surroundings;
- r. the relationship between the building and hills and views;
- s. the degree to which the building overshadows public spaces, especially open spaces and watercourses; and
- t. the contribution a building makes to pedestrian permeability and improved public accessibility.

In addition to these design considerations tall buildings will be assessed against a range of other relevant policies concerning amenity, mixed use and sustainability.

### **Public art**

The Council will only permit development for artworks, statues or memorials where they protect and enhance the local character and historic environment and contribute to a harmonious and balanced landscape design.

### **Excellence in design**

The Council expects excellence in architecture and design. We will seek to ensure that the significant growth planned for under Policy G1 Delivery and location of growth will be provided through high quality contextual design.

### **Policy D2 Heritage**

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

#### **Designated heritage assets**

Designated heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

#### **Conservation areas**

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.
- i.

#### **Listed Buildings**

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;

- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.

### **Archaeology**

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.

### **Other heritage assets and non-designated heritage assets**

The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

## Appendix 1- List Entries.

### 1-12 Chester Place

Official list entry

Heritage Category: Listed Building

Grade: I

List Entry Number: 1242936

Date first listed: 09-Jun-1954

List Entry Name: NUMBERS 1-12 AND ATTACHED RAILINGS

Statutory Address 1: NUMBERS 1-12 AND ATTACHED RAILINGS, 1-12, CHESTER PLACE

#### Location

Statutory Address: NUMBERS 1-12 AND ATTACHED RAILINGS, 1-12, CHESTER PLACE

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 28763 82945

#### Details

CAMDEN

TQ2882NE CHESTER PLACE 798-1/87/207 (East side) 10/06/54 Nos.1-12 (Consecutive) and attached railings

GVI

Terrace of 12 houses. c1826. By John Nash. Stucco with rusticated ground floor. Slated mansard roofs with dormers and massive slab chimney-stacks. Symmetrical terrace of 3 storeys, attics and basements; centre and ends with additional attic storey. Nos 6, 7 & 12 with prostyle stucco porticoes, otherwise plain recessed doorways with panelled doors, some partly glazed. Pilasters rise through 1st and 2nd floors to carry continuous entablature at 3rd floor level. Recessed sashes; ground floor mostly with margin glazing, 1st floor tripartite with continuous cast-iron balcony, 2nd floor architraved. Above those with attic storey, a cornice and blocking course; those with 3 storeys mostly retaining balustraded parapet. At south end, to former Chester Terrace Mews, attached stucco Greek Doric portico with fluted three-quarter columns carrying entablature and pediment.

INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials to areas. Nos 1 & 2 and 4-12 (consec) were listed on 14/05/74. (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II): London: -1938: 119).

Listing NGR: TQ2876382943

### **Forecourt Railings to 1-12 Chester Place**

#### **Official list entry**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1242937

Date first listed: 13-May-1974

Date of most recent amendment: 11-Jan-1999

List Entry Name: RAILINGS TO GARDEN FORECOURT OF NUMBERS 1-12

Statutory Address 1: RAILINGS TO GARDEN FORECOURT OF NUMBERS 1-12, CHESTER PLACE

#### **Location**

Statutory Address: RAILINGS TO GARDEN FORECOURT OF NUMBERS 1-12, CHESTER PLACE

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 28756 82943

#### **Details**

CAMDEN

TQ2882NE CHESTER PLACE 798-1/87/208 (West side) 14/05/74 Railings to garden forecourt of Nos.1-12 (Formerly Listed as: CHESTER PLACE Railings to pavement and garden forecourt)

GV II

Railings. c1826. West side: cast-iron railings of geometrical pattern and terrace wall with lamp overthrow. East side: cast-iron railings with tasselled spearhead finials to forecourt gardens.

Listing NGR: TQ2877482907

### **Three Lamp posts and two bollards, Chester Place**

#### **Official List Entry**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1271881

Date first listed: 13-May-1974

List Entry Name: THREE LAMP POSTS AND TWO BOLLARDS

Statutory Address 1: THREE LAMP POSTS AND TWO BOLLARDS, CHESTER PLACE

#### **Location**

Statutory Address: THREE LAMP POSTS AND TWO BOLLARDS, CHESTER PLACE

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 28737 82957

**Details**

CAMDEN

TQ2882NE CHESTER PLACE 798-1/87/209 Three lamp posts and two bollards 14/05/74  
GV II

3 lamp posts and 2 bollards. Early C19. Cast-iron lamp posts with column standards and Nico lanterns with corona. Inscribed GR IV. Square, chamfered, reeded cast-iron bollards inscribed GR IV.

Listing NGR: TQ2871482973

**Chester Terrace****Official list entry**

Heritage Category: Listed Building

Grade: I

List Entry Number: 1271885

Date first listed: 13-May-1974

List Entry Name: NUMBERS 1-42 AND ATTACHED RAILINGS AND LINKING ARCHES

Statutory Address 1: NUMBERS 1-42 AND ATTACHED RAILINGS AND LINKING ARCHES,  
1-42, CHESTER TERRACE**Location**Statutory Address: NUMBERS 1-42 AND ATTACHED RAILINGS AND LINKING ARCHES,  
1-42, CHESTER TERRACE

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 28755 82764

**Details**

CAMDEN

TQ2882NE CHESTER TERRACE 798-1/87/212 (East side) 14/05/74 Nos.1-42  
(Consecutive) and attached railings and linking arches

GV I

Grand palace-style terrace of 37 houses & 5 semi-detached houses. c1825. By John Nash. For the Commissioners of Woods, Forests and Land Revenues. Built by J Burton. Stucco. Slate mansard roofs with attic dormers. EXTERIOR: the longest unbroken facade in Regent's Park (approx 280m) with an alternating system of bays (ABCBABCBA). At either end projecting pavilion blocks connected to main facade by thin triumphal arches. Main Block (Nos 6-38): symmetrical composition of 3 and 4 storeys. 3 windows to each house. "A" bays, screen of 8 free-standing, fluted Corinthian columns supporting an entablature with modillion cornice above which a recessed attic storey with round-arched windows. Round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. 1st floors with architraved sashes and continuous cast-iron balconies. "B" bays, round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. Architraved 1st and 2nd floor



sashes; 1st floor with continuous cast-iron balcony. Main projecting modillion cornice at 3rd floor level. Cornice and blocking course above 2nd floor. "C" bays, slightly projecting with screen of 6 attached, fluted Corinthian columns supporting an entablature with modillion cornice above which 2 recessed attic storeys with cornice at 3rd floor level and pediment above. Round-arched ground floor openings; architraved heads linked by impost bands. Recessed doorways with panelled doors and fanlights. Windows with margin glazing. 1st & 2nd floors with architraved sashes; 1st floor with continuous cast-iron balcony. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas. Linking triumphal arches with round-arched vehicle entrance flanked by pedestrian entrances. Inner elevations with 4 attached Corinthian columns supporting a modillion entablature above which a scrolled frieze, cornice and blocking course. Outer elevations with 4 Corinthian pilasters supporting a modillion entablature with panel inscribed "Chester Terrace", cornice and blocking course. Nos 4 & 5 and Nos 39 & 40: to south and north of arches respectively. Channelled stucco ground floors. Square-headed doorways with panelled doors and fanlights. Recessed sashes, upper floors with architraves; 1st floors with continuous cast-iron balconies. Main cornice at 3rd floor level. Cornice and blocking course above 3rd floor. Right hand return of No.4 pedimented with blind windows. No.3: fronting on to Chester Gate. 2 storeys and basement. 4 windows. Forms the terminal return to main block. 3 central bays slightly projecting. Greek Doric prostyle portico; panelled door and fanlight. Recessed sashes, those flanking the portico with shouldered architraves (left hand blind). Right hand bay with projecting bay window surmounted by parapet with central balustraded panel. Cornice and blocking course with central feature of segmental-headed cut out block flanked by panelled dies. Left hand angle with enriched pilaster strip and surmounted by anthemion acroterion; right hand angle with anthemion acroterion only. Symmetrical west frontage to garden; 2 windows, 1st floor with balconies. Bust of Nash on bracket between 1st floor windows. Parapet with central urn. INTERIOR not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to garden and flanking steps. Nos 1, 2 & 41, 42: projecting pavilion blocks fronting Regent's Park and linked to main block by triumphal arches. Similar to "C" bays. 4 storeys. 5 windows and 3-window returns. Attached Corinthian columns (paired at angles) rise through 1st and 2nd floors to support entablature with projecting cornice; Corinthian pilasters to other fronts. Round-arched

ground floor openings; windows architraved with margin glazing. Upper floors with recessed sashes; 1st floor with cast-iron balconies except central window. 2nd and 3rd floor form attic storeys (2nd floor windows architraved) with cornice at 3rd floor sill level and cornice and blocking course above 3rd floor. INTERIORS: not inspected. HISTORICAL NOTE: No.13 was the residence of CR Cockerell, architect and antiquary (English Heritage plaque). (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II): London: - 1938: 120).

Listing NGR: TQ2875582782

## Official list entry

Heritage Category: Park and Garden

Grade: I

List Entry Number: 1000246

Date first listed: 30-Sep-1987

## Location

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

County: Greater London Authority

District: City of Westminster (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 27987 82893, TQ2868582116

## Details

This list entry was subject to a Minor Amendment on 03/08/2020

Regent's Park (officially known as The Regent's Park), an early C19 landscape park designed by John Nash as a setting for villa residences and subsequently, from 1835 onwards, opened as a public park. The grounds have seen continuous development into the late C20.

NOTE This entry is a summary. Because of the complexity of this site, the standard Register entry format would convey neither an adequate description nor a satisfactory account of the development of the landscape. The user is advised to consult the references given below for more detailed accounts. Many Listed Buildings exist within the site, not all of which have been here referred to. Descriptions of these are to be found in the List of Buildings of Special Architectural or Historic Interest produced by the Department of Culture, Media and Sport.

## HISTORIC DEVELOPMENT

Having been a Crown estate since 1539, the area of Regent's Park, then known as Marylebone Park, was by the end of C18 largely farmland (Richardson, 1794). Schemes to develop the area, including an unsuccessful design competition, were considered from c 1809. It was decided that the Commissioners of Woods, Forests, Parks and Chases should put forward alternative proposals which were required to include the creation of a new street linking the park with the city. John Nash (1752-1835) had been appointed as their architect in 1806 and, together with his partner James Morgan, produced the favoured solution (Nash, 1812) which included proposals for Regent Street (built between 1814 and 1819). The character of Nash's design was essentially one of villas in a parkland setting. Space was to be provided for barracks and other major features including the Prince Regent's Palace, a huge basin of ornamental water, and an informal lake. A large central double circus of houses, the Great Circus and the Inner Circus, was intended as the focal point for the scheme with a new branch of the Grand Union Canal, called the Regent's Canal, passing through the park. Nash had worked closely with Humphry Repton (1752-1818) between 1795 and 1802 and the influence of this association is reflected in the design for Regent's Park, especially in the positioning of groups of trees and the use of ornamental water running through parkland. Regent's Park and its buildings took seventeen years to construct, work having started in 1811. The first operations consisted planting as

well as excavations for the lake and ground modelling, Nash arguing that planting in advance of building gave a maturity to the site (Summerson 1980). The park, as it was completed by 1827 (Nash, 1827), was developed from the 1812 proposals with a number of alterations and omissions. Prince's Palace, the basin, some of the terraces and crescents of houses, and the Great Circus were not built, and the canal was re-routed to the north of the Outer Circle. The forty villas Nash had proposed to be sited within the park were reduced to eight in number. Regent's Park as built was largely a fashionable residential estate set in extensive private parkland and occupied by wealthy merchants and professional people. In 1828 however the Royal Zoological Society (founded in 1824) acquired 8ha of land in the northern part of the site. Four years later a further 7ha was leased to the Toxophilite Society and in 1838 the 7ha of land within the Inner Circle was leased to the then newly formed Royal Botanic Society.

Recommendations for opening part of the park to the public were recorded in 1834 (Barnett and Britton, 1834). The addition of fence lines and footpaths to a slightly later plan of 1850 (Crown plan, 1850) illustrates the extent to which public access had increased by this date.

Primrose Hill (qv) to the north of The Regent's Park became Crown property in 1841 and in 1842, after an Act was passed securing the land as public open space, the public were freely admitted. A year later the bridge connecting Regent's Park with Primrose Hill was completed and opened.

In 1851 the parkland of Regent's Park was transferred by means of the Crown Land Act from the management of the Commissioners of Woods, Forests, Parks and Chases, to the newly formed Ministry of Works. Pressure from the public for further access to the park continued and several alterations to private fence lines and public footpaths are related to this. The image of Regent's Park was being transformed and the park was no longer one of the more fashionable areas of London, the ground being used increasingly for recreation. Extensions to the Zoological Gardens were undertaken in 1905 and again in 1908. Replacement of the wooden railings around the park was started in 1906 and largely completed by 1931 using iron railings.

During the First World War the park was requisitioned by the Ministry of Defence, land to the north-west and along the east side being used as a military camp and drill ground. At the end of the war the buildings in these areas were demolished and replaced with sports fields. By the 1920s the remaining villas in the park were too large and expensive to be maintained as private dwellings and were taken over by public institutions. Consequently it became the policy for the Ministry of Works that as properties became vacant their land, where ever possible, should be transferred to parkland. In 1932 the land within the Inner Circle, which had until that date been leased by the Royal Botanic Society, reverted to the Ministry of Works. Duncan Campbell, the then Parks Superintendent, was largely responsible for redesigning the gardens. The offices of the Botanic Society were converted into a tea house and the museum closed. An open-air theatre was given premises on the north side of the garden.

The park and its surroundings, particularly Nash's terrace and villas, were severely damaged during the Second World War and rubble from damaged buildings was used to fill in the eastern arm of the Regent's Canal, the reclaimed land later being made into a car park for the Zoological Gardens. Iron railings from around the park were largely removed as part of the war effort and much of the replacement chain-link fencing still (2000) remains. By 1970 almost 121ha of the 147ha of Regent's Park were open to the public and managed by the Ministry of Works, the remainder of the site staying under the control of the Crown Estates Commission.

Today (2000) Regent's Park remains a public park managed by the Royal Parks Authority.

#### SUMMARY DESCRIPTION

Regent's Park is situated to the west of London, c 1km west of Euston station and c 2km north of Green Park (qv).

The c 147ha of Regent's Park slopes gently to the south and is largely enclosed within a major road, the Outer Circle, this being separated from the park by chain-link fencing and privet hedges. The boundary to the north is made up from that part of Prince Albert Road which runs between the London Central Mosque to the west, and Gloucester Gate to the east. Between Chalbert Street bridge to the west, and St Mark's Bridge to the east, the strip of land between the Outer Circle and Prince Albert Road is principally taken up with Regent's Canal.

Regent's Park is largely laid to grass, much of which is set aside for recreational sports. The Bernard Baron sports pavilion situated in the centre of the park is a 1938 replacement for the one demolished in 1911. Since the early 1900s enclosures for children's playgrounds have been provided and these were added to in the 1930s.

A number of tarmacked paths which radiate from the entrances and from points within the site, cut across the grass. The most significant and widest of these is the Broad Walk. Set to the east of the Zoological Gardens, the walk passes over the Grand Union Canal, then runs south from the Outer Circle. After c 500m the walk divides around an ornate marble and granite drinking fountain (1896, listed grade II) before continuing for a further c 500m where it is crossed by Chester Road, which leads west to the Inner Circle. The final c 400m of the walk runs through the formal Italian Garden. Created in 1864 by William A Nesfield, at the direction of Prince Albert, the Garden had become grassed over by the late C20. By the 1990s proposals were in hand to restore both the Italian Garden and the informal English Garden to the east, the English Garden having been made at around the same time by Nesfield's son Markham, who used mounded grass and planting to create informal glades. The restoration of the Italian Garden was completed in 1996; the renewal of planting in the English Garden is (2000) ongoing.

To the north of the site, housing a collection of exotic animals and birds, are the Zoological Gardens (c 17ha). In 1828 the Royal Zoological Society rented a triangular plot of land of c 8ha to the north of the site. Few examples of the original animal buildings by Decimus Burton (1800-81) survive; those that do include the former Camel House, the Raven House (both listed grade II), and the Giraffe and Hippopotamus House (1830-1, listed grade II). The Zoological Gardens grew rapidly in popularity, expanding to the north of the canal and, in order to accommodate the ever-increasing collection of birds and animals, new buildings were made, one of the latest (1961-5) being the walk-in aviary by Lord Snowdon (listed grade II\*). Other listed buildings within the Zoological Gardens include the Mappin Terrace (Belcher and Joass, 1913-14, listed grade I), and the Penguin Pool (Tecton 1934, listed grade I).

To the south-west of the Zoological Gardens is the Boating Lake. The c 8ha Y-shaped lake, situated to the south-west side of the park, is decorated with a number of islands, including two to the north-east arm, one to the north of the west arm, and two towards the centre. The east and west arms of the lake are crossed by ornamental footbridges, the southern arm being crossed by York Bridge (listed grade II) which carries cars between the Outer and Inner Circle. In 1930 a small children's boating pool was added c 50m to the west of the western arm of the lake.

Some 100m to the east of the Boating Lake and set within the Inner Circle are Queen Mary's Gardens (c 7ha). To the south and south-west the ornamental gardens, largely laid out with roses introduced by Duncan Campbell c 1932, run east to a miniature lake with an island and a bridge. A central path leads north from ornamental gates (listed grade II), erected to commemorate King George V and Queen Mary's Jubilee in 1935, to a pool and fountain (listed grade II). The pool and fountain replaced the Royal Botanic Society's C19 conservatory which was demolished c 1932 as part of the work undertaken by Campbell. To the north-east and east of the central path the garden is decorated with an extensive rockery and water features. To the north-west is the open-air theatre and cafe. The latter, opened in 1932, was made on the site of the Royal Botanic Society's museum and secretary's house. Two sets of heavily gilded gates decorate the entrances to the gardens. The eastern gates, from Chester Road, were provided by Sigismund Goetze, a wealthy local artist, in 1932. Goetze also funded the Jubilee Gates which guard the entrance from south side of the Inner Circle and provided trees, hedging, and advice for Campbell's new design. Between 1838 and 1932 the gardens within the Inner Circle were leased to the Royal Botanic Society and laid out to demonstrate the visual qualities of plants. The plants were grouped according to their uses in medicine, agriculture, or manufacturing processes. In 1935 the gardens were re-opened as Queen Mary's Gardens.

#### OTHER LAND

Nash's original grand vision included a full circus to provide a grand entrance to the new Crown Estate at its south-east corner, but in the event only the southern semi-circle, Park Crescent, was realised. Work began in 1812 but the builder, Charles Mayor, went bankrupt when only six houses had been completed in the south-eastern quadrant. Work only recommenced in 1818. Map evidence indicates that the early layout of Park Crescent Gardens comprised a perimeter planting belt with inner path, with a statue of the Duke of Kent (d.1829; listed Grade II) at the centre of the south side of the gardens, terminating the vista down Portland Place. There are small lodges in the Greek Doric style at the north-east and north-west corners of the Garden matched, across Marylebone Road (beneath which runs a curving underpass, connecting the two Gardens), by identical lodges at the top corners of Park Square Gardens. All are of 1823-5 and by John Nash, and all are listed Grade II. Ventilating shafts of 1976 for the Fleet Line just inside the north edge of the Gardens are disguised as summer houses. The landscaping is informal, with shrubberies and mature trees around the perimeter, broad gravel paths, and a lawned interior.

The northern half of the planned circus was replaced by Park Square, with two terraces designed by Nash and built by William Mountford Nurse in 1823-5 facing each other across a grass square defined by iron railings of 1823-5 (listed Grade II) designed by John Nash. Map evidence shows that in the early C19 there was a narrow belt of planting around the edge of Park Square Gardens with a perimeter path around its inner edge. A path curved into the park joining the north-east and north-west gates, with a similar path linking the south-west and south-east gates. A further curving path linked the north and south paths, and there was some informal planting in the interior. The present path layout and planting, with shrubberies, a number of mature trees, and a lawned interior, is little if any different to this (the early mapping is too small-scale for detailed analysis) although a circular path had been added within the arc of the south path by the later C19. Two small lodges in the style of John Nash were built in the north-west and north-east corners of Park Square Gardens in the later C20 (pre-1968).

Both Gardens are private.

REASONS FOR DESIGNATION DECISION: Regent's Park is included on the Register of Historic Parks and Gardens for the following principal reasons:

\* as a key element of John Nash's major improvement scheme of 1811-28 for north-west London which also included Regent Street; \* as one of the most ambitious urban parks of the early C19; \* for the specific interest of some of its designed landscape elements such as WA Nesfield's Italian Garden of 1864 and the near-contemporary English Garden by his son Markham; \* as the setting for a large number of listed structures within it including early C19 villas and those of the Zoological Gardens, and the surrounding terraces.

#### REFERENCES

A Saunders, Regent's Park: A Study of the Development of the Area from 1066 to the Present Day (2nd ed 1981) J Summerson, John Nash (1980) The Regent's Park: Royal Parks Survey, (William Gillespie & Partners 1981) [Report contains numerous references and maps.] Royal Parks Review, St James's and Green Parks, Regent's Park and Primrose Hill, (Royal Parks Review Group 1993), pp 41-84

Maps [reproduced in Gillespie & Partners 1981] G Richardson, Marylebone Park Farm, 1794 J Nash, Plan for Marylebone Park, 1812 J Nash, Plan of The Regent's Park Estate belonging to His Majesty, 1827 Barnett and Britton, Survey of St Marylebone and Paddington, 1834 Plan of Regent's Park and Primrose Hill Estate belong to the Crown, 1850 W A Nesfield, Plan for Avenue Garden, 1864

OS 25" to 1 mile: 1st edition published 1870 2nd edition published 1895

Description written: September 2000 Register Inspector: LCH Edited: January 2002  
Amended: November 2008

## Cumberland Place

### Details

#### CAMDEN

TQ2882NE CUMBERLAND PLACE 798-1/87/288 (East side) 14/05/74 Nos.1-4

(Consecutive)

and attached balustrades & railings

(Formerly Listed as: CUMBERLAND PLACE Nos.1-4 (Consecutive))

(Formerly Listed as: CUMBERLAND PLACE Railings to garden forecourt of Nos.1-4 (consec)) GV I

Block of 4 houses giving impression of 1 large house. c1828. By John Nash and possibly J Thomson. Stucco with brick rear elevation. Slated mansard roof with dormers.

EXTERIOR: symmetrical block with main elevation to Regent's Park but entrances on rear to Cumberland Place. 4 storeys, attics and basements. 7 window range. Returns with 3 windows and projecting semicircular bays rising to main cornice. Main elevation with projecting end bays and central projecting tetrastyle pedimented Corinthian portico, columns rising through 1st and 2nd floors, ground floor forming a podium. Corinthian pilasters to other bays, paired at projecting bays, supporting the main entablature with projecting cornice at 3<sup>rd</sup> floor level. Recessed sashes to ground, 2nd and 3rd floors. 1st floor with casements and cast-iron balconies. Cornice and blocking course above 3rd floor. Rear elevation with projecting end bays of 3 windows each, mostly blind. Entrances in projecting stucco porticoes with pilasters carrying entablature and blocking course; fanlights and panelled doors. Nos 2 & 3 with attached cast-iron railings to areas and steps flanking entrances.

INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached stone balustrades and plain wrought-iron geometrical railings on low wall to garden forecourt.

(Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II); London: - 1938: 118).

Listing NGR: TQ2872482949

**Christ Church (St Georges Cathedral)****Official list entry**

Heritage Category: Listed Building

Grade: II\*

List Entry Number: 1378620

Date first listed: 09-Jun-1954

List Entry Name: CHRIST CHURCH

Statutory Address 1: CHRIST CHURCH, ALBANY STREET

**Location**

Statutory Address: CHRIST CHURCH, ALBANY STREET

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 28817 82893

**Details**

CAMDEN

TQ2882NE ALBANY STREET 798-1/87/29 (East side) 10/06/54 Christ Church

II\*

Church. 1836. By Sir James Pennethorne. Alterations by RC Carpenter 1839-43 and alterations and decoration by William Butterfield, 1849-85. Grey stock brick with stucco and stone dressings. Neo-Grecian style. Rectangular plan. EXTERIOR: main central entrance on south facade; shallow portico with pilasters carrying entablature which continues around the building. Shallow pediment; roundels in frieze depicting a dove, "IHS", and a triangle. Architraved, trapezoidal doorway with heavy panelled doors and overlight. Portico flanked by round-arched windows. At the angles, small square pavilions. Above the main entrance, brick tower of 3 stages, middle stage with columns and broken entablature and top stage with thin steeple. West facade with 5 tall round-arched windows flanked by brick pilasters carrying entablature. In corner pavilions at angles architraved, trapezoidal doorways with console bracketed pediments and panelled doors. East facade single storey extension running the length of the church. North facade cement rendered with projecting rectangular sanctuary with C20 cross. INTERIOR: galleried. Marble floor by Butterfield. Glass by Clayton and Bell; a window depicting The Sermon on the Mount on the east side designed by DG Rossetti, 1864. Many fittings now at St Mary Magdalene, Munster Square (qv). (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: - 1949: 150).

Listing NGR: TQ2881782893

**Appendix 2 – Historic Environment Record**

The Greater London HER contains no additional records for the property apart from the Statutory List entries reproduced above.



### Appendix 3 - Planning history for 1 Chester Place and neighbouring properties.

1 Chester Place 2019/2236/L Structural reinforcement and associated repair and restoration works of the flank wall (granted).

LSX0004542 (2000) Removal of two internal partitions, built in kitchen and other alterations and repairs (granted).

2 Chester Place 2023/2570/L Internal alterations consisting of conversion of third floor room to bathroom (granted).

2012/2093/L External alterations associated with the installation of door within front lightwell at basement level and installation of asphalt slab at ground floor within front lightwell in connection with existing dwelling house (Class C3) (granted).

2007/4277/L Internal and external alterations, including the creation of glazed terrace deck at ground floor rear, replacement of the existing window at rear ground with doors, replacement of existing rear window at basement level with a double door opening and new internal partitions in connection with the refurbishment of the dwelling house (granted).

LS9904157 (1999) Installation of a glazed roof over rear yard area fronting Albany Street, as shown on location plan; block plan; and one un-numbered drawing (ref.650990/1) (refused).

8870304 Internal alterations at second floor level as shown on drawing no's. 430/1 2 (granted).

HB3389 Works of rehabilitation and restoration (granted).

3 Chester Place 2009/5836/L Internal and external alterations as amendment to permission dated 23/09/2008 (2008/1911/L) including omission of light well in rear ground floor courtyard, amendments to ground floor WC, reconfiguration of basement WC and associated circulation, amendments to WC and dressing room at second floor level, reconfiguration of WCs, dressing rooms and associated access at third floor level, to Grade I listed dwelling house (Class C3) (granted).

2008/1911/L Erection of a single-storey extension at basement level in rear courtyard and creation of roof terrace over with glazed balustrading, new door and window in rear boundary wall and internal alterations all in connection with existing single-family dwelling house (Class C3) (granted).

LS9704491 (1997) Internal alterations at basement level together with the erection of a single storey extension at rear basement level, as shown on drawing number 1 (granted)

8970455 (1989) Erection of railings on the Albany Street frontage at ground floor level the installation of a planting platform at ground floor level on the Albany Street frontage and internal alterations in connection with use as a

dwelling house as shown on drawing nos. 467.1 2 3B 4A 5-8 10-11 as revised on 04.07.89 and clarified by letters dated 01.09.89 (granted).

8770072 (1987) Demolition of existing rear additions and internal and external alterations as shown on drawing nos.837/01 02 03 04 05A 06A 07A and 08 and as revised on 6th May 1987 (granted).

8770069 (1987) Removal of wall and other alterations in basement as shown on drawing no.965.1B (granted).

**4 Chester Place** 2023/2523/L Internal alterations consisting of conversion of third floor room to bathroom (granted).

LSX0004426 (2000) Demolition of extension at rear basement level, as shown by drawing numbers: 2150/01, 07 (granted).

LS9804929 (1998) Alteration and renovation, including new and replacement building fabric and removal of internal partitions. (as shown on drawing nos. 135/PL01 - 03; AL(-)04; PL05 - PL07; PL07A; PL10 - PL14; PL16 - PL18; PL17A; PL20; PL21 and architectural statement) (granted).

**5 Chester Place** 2014/6989/L Underpinning works to rear at lower ground floor level in connection with the installation of a wet room (granted).

2014/2954/L Relocation of existing vault opening and installation of new metal gate within front lower ground lightwell, formation of an opening within decked patio at rear ground level, plus internal alterations ground and first floor level (granted).

2013/3751/L Replacement of an existing marble chimney piece with a timber chimney piece within first floor level front room (granted).

2006/3032/L Details of all materials including french doors, new deck and balustrade pursuant to condition 5 of planning permission dated 7 November 2005 (ref:2005/3853/L) for the alteration of kitchen window to french doors, flooring over enclosed rear basement yard to create terrace and installation of glass balustrade, creation of opening in wall between dining room and kitchen and replacement of rear timber gate (granted).

2005/3853/L Alteration of kitchen window to french doors, flooring over enclosed rear basement yard to create terrace and installation of glass balustrade, creation of opening in wall between dining room and kitchen and replacement of rear timber gate (granted).

LS9704352 Insertion of double doors at ground and first floor, as shown on drawing Nos: RVP1 and RVP2 (granted).

**6 Chester Place** L9603042 (1996) Removal of fire surrounds and mantle shelves and blocking up of hearth openings to fireplaces in two bedrooms on the third floor, as shown on drawing no. 3 rev. C (refused).

L9602182 (1996) Internal and external alterations to a single family dwelling, as shown on drawing nos. 3C and 4B (granted).

L9601259R1 External alterations comprising the replacement of three windows on the rear elevation with new sash windows together with internal alterations; as shown on drawing numbers NO1, 3B, 4A, SK3 and the site plan (granted).

**7 Chester Place** 2023/0533/L Like-for-like repair and restoration of the existing timber sash windows, and repair works slate roof, access hatch and lead box gutters (granted).

2005/3894/L Removal of part of a wall at basement level and construction of a new external staircase in front lightwell, together with the infilling of an opening within the basement dining room wall (granted).

LS9904855 (1999) The installation of an external cast iron staircase to the rear from basement to ground floor level, together with a new doorway opening within the rear wall fronting Albany Street, as shown by drawing numbers SK1, SK2, SK5 and 4 sheets of photo images (granted).

**8 Chester Place** 2014/6740/L Restoration and refurbishment, including removal of partitions, the widening of a double door opening, rehousing of heating system, replacement of electrical wiring, repair of walls and ceilings, and external redecoration (granted).

8870397 (1989) Internal and external alteration as shown on drawing no. 274/1 (granted).

**9 Chester Place** LSX0105344 (2001) The replacement of two solid top panels of the entrance door to clear glass, as shown on drawing numbers; CP9/SK 23-36 (granted).

LSX0104829 (2001) Internal alterations to listed building, as shown on drawing numbers: CP9/1-4, 9 and photographs SK 5-15 (granted).

9570072 (1995) Internal alterations including relocation of kitchen from ground floor to basement enlargement of second floor bathroom rearrangement of bathroom fittings and restoration and reinstatement of original features and detailing. as shown on drawing numbers 0144/01A /03C /05A /07 /13 /14 /15 and /16 and as revised by letter dated 19th June 1995 (granted).

8770069 Removal of wall and other alterations in basement as shown on drawing no.965.1B (granted).

**10 Chester Place** 2017/5224/L External and internal works including refurbishment of doors (including basement vaults) and all windows, reinstatement of bottle balustrade on the front parapet at third floor level, replacement of ground floor window on the rear elevation with French door opening and installation of a Juliet balcony, installation of new rain and soil water pipes,

reinstatement of natural welsh slate roof tiles, 1 x satellite dish and boiler flue on the rear roof slope and associated internal alterations including installation of secondary glazing on all windows at the rear, reinstatement of original doors, skirting boards, cornices and architraves all in association with the single family dwelling (C3 use class) (granted).

11 Chester Place 8870341 (1988) External alterations on the front elevation as shown on drawing No.258/4 (granted).

12 Chester Place 8570036 (1985) Works of repair and refurbishment including minor internal and external alterations as shown in drawings numbered 327.1 to 327.7 (granted).

## Appendix 4 - Refurbishment works granted in 2000.

Application ref. LSX0004542 was granted in 2000 for the comprehensive refurbishment of the house. It included the following works.

Roof and front elevation.

- . Strip slate roof covering, lead flashing, guttering, flashband. Replace defective timbers. Tyvek and new Welsh slates. New lead gutters.
- . Repair parapets. New Roman Cement stucco.
- . Remove, repair, prime and redecorate railings and balcony ironwork.
- . Recessed movement joint at junction of Chester Mews arch and house.

Rear elevation.

- . Remove external soil and vent pipes and run new ones internally.
- . Block incorrect window.
- . Repoint brickwork.
- . Repair or replace sashes, frame, cills, beading.
- . Redecorate door to Albany Street.
- . New asphalt roof and lead flashings to rear extension.
- . Resin grout wall cracks; repoint, and make good Roman Cement render.
- . Replace LGF window.

Ground floor.

- . New softwood shutters
- . Panelled double doors on parliament hinges.
- . Demolish and reinstate stair on completion of structural work to wall.
- . Remove parquet in hall and replace with floorboards.
- . Diagonal partition to shower room with new panelled door.

Basement

- . Chemical injection DPC.
- . Alterations to partitions.

Second floor

- . Secondary glazing.
- . New door opening to bathroom.
- . New structural opening in existing partition wall between two main rooms.

First floor

- . Replace parquet with floorboards.
- . New softwood panelled folding shutters in window reveals.
- . Reinstall cornice to match existing ceiling level.
- . Remove stud partition sub-dividing front room.

Third floor

- . Fitted cupboards to niches.
- . Secondary glazing.
- . Block WC window.
- . Remove partition between bathroom and WC.