

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1171/L	Richard Simpson for Regent's Park CAAC	12A Manley Street London NW1 8LT NW1 8LT	13/05/2025 11:45:42	COMMNT	<p>ADVICE from The Regent's Park Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>12 May 2025</p> <p>10 Chester Terrace, NW1 4ND 2025/1093/P + 2025/1171/L</p> <p>We note that Chester Terrace was Listed at Grade I in 1974 although substantially rebuilt internally in the 1960s. The rebuilding retained the front elevation, including the front area, and the main elements of the floor plan: the rear elevation was stripped back with windows mainly from the 1960s inserted in original openings.</p> <p>No objection of principle to the application for the front area vaults, and the lowering of the front area. We advise that the screen inserted under the front door steps is inappropriate: its form is out of proportion to the original scale of the front area, the proportions distended by the subdivision of the framing. While we do not seek a pastiche, a more traditional form, based on a screen divided between lower panels in timber and the upper panels glazed, could resolve this problem.</p> <p>While we welcome the loss of the garage use and its car space, the window proposed should be more appropriate to the pattern of windows on the rear elevation. We note the alignment of the proposed window with the windows above. We would want to see details of the proposed window, possibly through a condition.</p> <p>We note that the proposed screen in the entrance hall would disrupt the volume of this important space in the original floor plan. We question whether, despite the 1960's rebuilding, any details (cornice, skirtings?) would be affected by the insertion of a screen? If not, we would accept the insertion of a suitable screen on the basis that it would be reversible. A large scale drawing with details is needed to assess the acceptability of this proposed insertion.</p> <p>We would be happy to review revisions and further details.</p> <p>Richard Simpson FSA Chair</p>