

HERITAGE STATEMENT

08/05/2013

Camden Planning
Development Control
Camden Town Hall
Argyle Street
London
WC1H 8ND

This statement accompanies the application for Planning Permission and Listed Building Consent at 17 Regents Park Terrace and to be read in conjunction with proposed plans, drawings and photographs.

17 Regents Park Terrace is a 5-storey mid terrace dwelling built in the 1840s. It is part of a series of Grade II listed buildings Nos 1-22 (consecutive) and attached railings (ref. 798-1-138591). According to the listed building section of the Camden Council website, the listed front exterior features include yellow stock brick with rusticated stucco ground floors. Square-headed front doors with cornice-heads, fanlights and paneled doors. With regards to front elevation windows, there are two on each level starting from first floor with architraved sashes. First floor with cornices and continuous cast-iron balconies; second floor also with cornices. Plain stucco sill bands on second and third floors. Stucco modillion cornice and blocking course at the roof line. Additionally as an end house there is a slight projection as seen in the photographs provided.

Interiors do not have listed features. Existing internal cornices (as seen in photographs of the existing site) will remain but are not listed. Other original features will be maintained unless for health and safety reason they must be replaced. In such a case replacements will be to match original features.

The proposed alterations have no impact on the listed significance or features of the property and no encroachment upon the listed features of neighbouring properties. The proposed opening on the Lower Ground Floor has passed through pre planning consultation (2012/1951/PRE) and is designed in line with the existing Lower Ground Floor door.

The alterations are proposed with the intent to allow greater access to natural light throughout the property and to improve the ergonomics of the property without significantly impacting on the existing historical features of the property.