



Ms Victoria Pound
Development Management
Regeneration and Planning
London Borough of Camden
Judd Street
London WC1H 8ND

Sent by email: planning@camden.gov.uk

19 August 2015

Our ref: 98 12 21

Dear Ms Pound,

Application ref: 2015/3520/L Flat E, 10 Regent's Park Road, London NW1 7TX

The above listed building consent application has recently been brought to the attention of the Twentieth Century Society. We wish to register our strong objections to the proposals for the reasons outlined below.

Significance

10 Regent's Park Road is a grade II listed building, constructed to the designs of Erno Goldfinger in 1954-6. Erno Goldfinger was one of the most important architects working in Britain in the twentieth century. Several works by the architect in London are listed at grade II and grade II * and the Society takes a strong interest in his work and architectural legacy. The whole of 10 Regent's Park Road, including the interiors are protected via designation.

The listing description highlights the overall special interest of the building: "*No.10 Regent's Park Road is one of Goldfinger's first post-war works. It marks the first stage of his progression from the restrained modern classicism of his Willow Road terrace (here as there brick is still the dominant material), towards the tougher, exposed grid - which is first seen here - and which was to go on to dominate his late, great projects...The flats are also important in their own right as one of Goldfinger's most successful and least altered domestic works, and as a most interesting example of how ten flats could be provided on a tiny gap site.*"

Historic England also specifically highlights the importance of the interiors: "*The first floor with two 2-bedroom flats, the second and third floors each with one 1-bedroom and one 3-bedroom flat, all originally with folding screens between living room, dining area and kitchen with fitted cupboards, and with mahogany veneered fitted bedroom cupboards.*" It is important to emphasise that the fitted furniture, such as the cupboards and folding screens, were designed by Erno Goldfinger himself, as part of the comprehensive design scheme for the whole block.

The Proposals

The proposals include the following alterations and removal of historic fabric:

- Removal/alter original fitted cupboards in the bedroom, entrance hallway and kitchen;

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- Removal of original storage cupboard and the associated walls;
- Removal of sliding door to existing WC;
- Demolition of a portion of living room wall;
- Demolition of the original partition between the kitchen and living room; and
- Move existing opening in entrance hallway, create new internal opening.

The Design and Access Statement also states that the floor will be laid with large porcelain tiles throughout (p 6). However this is not shown on the proposed plans.

Policy

The NPPF is clear on the importance conserving the significance of designated heritage assets. Paragraph 132 states: "*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..... Significance can be harmed or lost through alteration or destruction of the heritage asset As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building... should be exceptional.*"


Twentieth Century Society Comment

We are surprised and concerned that this listed building consent application, which proposes significant interior alterations including the removal of original fittings and irreversible changes to the plan form of the flat, has not been supported by any analysis of the impact of the changes to the architectural significance of the building, or any justification. In addition, no photographic evidence has been submitted to explain the condition of the fitted furniture which is according to the applicant "in a severe state of disrepair" and will be removed. The applicant has also not shown that any attempts have been made to repair or refurbish these fittings.

In our view, the proposals completely misunderstand the very carefully thought through design executed by Goldfinger, and would result in significant harm to the special architectural interest of the interior of this listed building. We also recommend that a Conservation Management Plan for the building is drawn up and adopted to ensure that all residents understand the importance of the original fittings and fabric throughout the building.

For the reasons outlined above, the Society wishes to strongly object to the listed building consent application in its current form. I trust these comments are useful to you. Should you have any queries, please do not hesitate to contact me at this office.

Yours sincerely,



Henrietta Billings
Senior Conservation Adviser
Twentieth Century Society

Remit: The Twentieth Century Society was founded in 1979 and is the national amenity society concerned with the protection, appreciation, and study of post-1914 architecture, townscape and design. The Society is acknowledged in national planning guidance as the key organisation concerned with the modern period and is a constituent member of the Joint Committee of the National Amenity Societies. Under the procedures set out in *ODPM Circular 09/2005*, all English local planning authorities must inform the Twentieth Century Society when an application for listed building consent involving partial or total demolition is received, and they must notify us of the decisions taken on these applications.