

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/0595/P	Richard Simpson for Primrose Hill CAAC	12A Manley Street London NW1 8LT	13/03/2016 17:42:40	OBJ	ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT

3 March 2016

7 Regent's Park Terrace 2016/0595/P + 2016/1126/L

Strong objection.

The extent of demolition at the lower ground floor is wholly unacceptable in a Listed Building. Even though not the principle floor, the lower ground floor forms part of the hierarchy of spaces in the house, originally providing a service function. The substantial destruction of the plan form, and of the cellular arrangement of the lower ground floor would largely destroy this character and significance. The effective incorporation of the original back addition – of substantially different scale from the rest of the plan – would destroy that its distinctive character. The introduction of a glass cross-partition would add to the destruction of the proportions of the original spaces. The removal of the staircase enclosure is particularly harmful. The volume of the stair is one of the major architectural elements of London terrace houses of this period, interpenetrating floors and providing an important element of scale. This key architectural element would be destroyed in this proposal. The accumulation of harm proposed to the architectural character and significance of the Listed Building is wholly contrary to the broad objectives of the NPPF.

The volumes proposed in the new double-height conservatory are similarly harmful to the balance of the elevations.

Richard Simpson FSA
Chair
