
Conservation Area Advisory Committee

Advisory Committee	Regents Park
Application ref	2015/2704/P
Address	Central Somers Town Covering Land At Polygon Road Open Space, Edith Neville Primary School 174 Ossulston Street And Purchase Street Open Space London NW1
Planning Officer	David Fowler
Comments by	31 March 2016
Proposal	Demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising: • Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to include a children's nursery and community play facility with 10no. residential units above; • Plot 2: 35 residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 137sq.m); • Plot 3: Extension of Grade II listed terrace to provide 3no. dwellings; • Plot 4: Replacement school (Use Class D1) ; • Plot 5: 20no. residential units over a replacement community hall (Use Class D1) (approximately 211sq.m); • Plot 6: 14no. residential units; and • Plot 7: 54no. residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 70sq.m). Provision of 11,765 sqm of public open space along with associated highways works and landscaping.
Objection	Yes
Observations	ADVICE from THE REGENT'S PARK CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street London NW1 8LT March 7 2016 Somers Town Tower 2015/2704/P

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Strong objection.

Long views across Regent's Park are specifically identified as protected in Camden's own Regent's Park appraisal and management strategy formally adopted July 2011 at p. 43. The visibility of the Somers Town Tower above Chester Terrace, a Grade I Listed Building, would be an unnecessary intrusion into both the skyline of the Park a part of the original concept of the Nash plan a and of the setting of the Listed building.

The approval of this application would be harmful as a precedent. It would substantially weaken the Council's own policy in the Euston Area Plan adopted January 2015, where at p. 49 height limits are set to protect these views across Regent's Park. Camden needs to be consistent in its decision making.

A building only marginally lower would have no such harmful impact on this major heritage asset. It is clear in the NPPF that this sort of harm should be avoided.

Richard Simpson FSA
Chair RPCAAC

Documents attached

No details entered

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