

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1104/P	Richard Simpson for Regent's Park CAAC	12A Manley Street London NW1 8LT	01/04/2016 10:59:24	OBJ	<p>ADVICE from THE REGENT'S PARK CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street London NW1 8LT</p> <p>March 21 2016</p> <p>40 Chester Terrace London NW1 4ND ref: 2016/1104/P + 2016/1226/L Proposal: Creation of a roof terrace and conversion of the garage into habitable space. Internal layout alterations and external glazing alterations.</p> <p>Objections.</p> <ol style="list-style-type: none"> <li>1. The main issue identified by the Advisory Committee is the serious harm the proposals would inflict on the hierarchy of spaces and structures which survive from the original buildings and their rebuilding in the 1960s. The building is nationally acknowledged as a significant heritage asset in its listing at grade I, the highest possible grade.</li> <li>2. The application would substantially destroy the distinctions between the main house and the subservient service 'mews' house to the rear. The modest scale, proportions and volumes of the rear house would be transformed in a way which would conflict with, and effectively destroy the original balance and distinction. Not only are the spaces in the rear subservient building enlarged to be greater in size than some of the main rooms in the front house, the introduction of double height spaces, and the insertion of a new stair – competing with the stair of the main house – are all wholly harmful to the original and surviving pattern of the house. The distinction between grand fronts and subservient backs – long recognized as key to Nash's overall plan – would be subverted and seriously harmed. This is directly counter to the broad policy on heritage assets set out in the NPPF.</li> <li>3. The raising of the roof level to the 'mews' house is inappropriate and harmful in terms of the group of buildings: again, the scale of the subservient house is significant and should be preserved in its group.</li> <li>4. The round-headed window proposed in the small link building (south elevation) is substantially disproportionate in scale and form to this modest building. Again, it fails to respect the key distinction between the grand front house and the subservient service spaces to the rear. It is harmful to the significance of the Grade I listed group.</li> <li>5. We have normally accepted roof terraces of the kind proposed here in other applications in Chester Terrace. But here the drawings do not show the visibility of any elements, including enclosure of the access to the roof in the long views of the north elevation of Chester Terrace. The uninterrupted gap between the chimney structures is important in these views: long views in general were of importance in the basic concept of the Park and should not be diminished. Drawings are needed to show the existing views and the impact of the changes at this level on the same, long views.</li> </ol>

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