

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1776/L	Richard Simpson for Regent's Park CAAC	12A Manley Street London NW1 8LT NW1 8LT NW1 8LT	04/06/2016 11:22:34	OBJ	<p>ADVICE from THE REGENT'S PARK CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street London NW1 8LT</p> <p>23 May 2916</p> <p>Land at Chester Gate adjacent to Nos. 6-10 Cambridge Terrace London NW1 4JL 2016/1479/P</p> <p>2016/1776/L +</p> <p>Reinstatement of historic garden on Chester Gate, and associated works.</p> <ol style="list-style-type: none"> <li>1. The Advisory Committee noted that, despite claims to an extensive local consultation, the RPCAAC had not been approached for pre-application consultation on this application.</li> <li>2. The Advisory Committee agreed that the main issues in considering this application were (1) the privatization of public space in Chester Gate (2) the duty of the LPA to seek to preserve or enhance the character and appearance of the conservation area (3) in those terms the impact of the application on the setting of the surrounding Listed Buildings (4) similarly, the impact of the application on the Historic Park, and (5) the impact on the character and appearance of the conservation area.</li> <li>3. On the privatization of public space in Chester Gate the Advisory Committee would object on principle to the loss of public space to private use. The reduction of publicly accessible space is too often a characteristic of current development and diminishes the citizen's sense of place: the sense of enhancing accessible space is one of the historic characteristics of Regent's Park, and of its significance. We understand from the application that the proposal is for the privatized space to be inaccessible to both public and other residents of the terrace: this we see as harmful to the historic significance of the Park, and of the character and appearance of the conservation area. We advise that any proposed garden should be accessible on the same basis as the other shared terrace gardens in the Park, and should be managed by the CEPC. This would preserve that aspect of the character and appearance of the conservation area.</li> <li>4. We do not object to the narrowing of Chester Gate to motor vehicles in the context of wider traffic calming proposals under active consideration by the RPA. This narrowing should be part of a 20 mph zone for the Park roads.</li> <li>5. The proposed landscape scheme for the gardens is an opportunity to re-create the picturesque landscape which was fundamental to the larger concept of Regent's Park. This the present proposals notably fail to do. The proposed enclosure of the garden by a boundary hedge would block views into the garden from the outside – this is directly contrary to the principles of Picturesque planting which used planting in 'clumps' to allow views, sometimes glimpses, through the landscape, with informal, natural, planted forms rather than the sterility and artificiality of the clipped yew hedge as proposed. We note that the historic forms are clear from the Mayhew Survey of 1834-35, which the applicants have chosen to go against. The current proposals for the landscape would harm the character and appearance of the conservation area, and the setting of the Listed Buildings by creating a false and</li> </ol>

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					misleading landscape which harms the significance of the relationship between planted landscape and buildings which is fundamental to Regent's Park.
					The Advisory Committee confirms its objection to the current proposals, but would also be happy to advise on revisions which addressed our objections.
					Richard Simpson FSA Chair RPCAC

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