

NS/GF/PD9635
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1 July 2016

Planning and Development Control
Camden Council
5 Pancras Square
London
N1C 4AG

Attention Mr Charles Rose

Dear Mr Rose,

**6-10 CAMBRIDGE TERRACE AND 1-2 CHESTER GATE, CAMDEN, NW1
APPLICATION FOR PLANNING PERMISSION AND LISTED BUILDING CONSENT UNDER THE TOWN
AND COUNTRY PLANNING ACT 1990 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)
ACT 1990
LPA APPLICATION REFERENCE NUMBER: 2016/1776/L and 2016/1479/P**

COMMENTS ON HERITAGE MATTERS

We write on behalf our clients, the leaseholders of the above property, and in respect of the application for planning permission and listed building consent which is currently before your authority.

To assist you in consideration of the heritage issues engaged by these proposals we offer some comments on the technical content of three consultation responses.

In particular our response focuses on the following points that have been raised by Dr Geoffrey Tyack on behalf of the residents of 59A Albany Street, Sir Colin Blakemore writing on his own behalf as a local resident and Richard Simpson for the Regent's Park Conservation Area Advisory Committee (CAAC):

- That a garden at the site did not form part of Nash's original plans for Cambridge Terrace and that it was not designed by Nash himself;
- That a garden at the site was a short-lived element of the landscape of Regent's Park; and
- That the current proposals would harm the character and appearance of the conservation area, and the setting of the listed buildings by creating a false and misleading landscape which harms the significance of the relationship between planted landscape and buildings which is fundamental to Regent's Park.

This response represents the considered views of the heritage specialists at our firm who have been advising on this site and of Mr Robert Myers, the eminent landscape architect who has prepared the landscape scheme submitted for your approval.

1. Garden design

- 1.1 The supporting Heritage Statement provides an overview of the historical background of the site and draws from primary sources including the Crown Estates papers held at The National Archives. Section 3 of the Heritage Statement describes how the ground for Cambridge Terrace was let to the builder Richard Mott and that Mott was instructed by Nash not to deviate from his plans for the site. A plan dated May 1826 shows Nash's final thoughts for Cambridge Terrace and labels the site along the flank of No. 10 Cambridge Terrace as '*Garden Ground to No. 10*' (see Figure 3.3 of the Heritage Statement).
- 1.2 While there is no evidence one way or the other to prove whether Nash himself produced the detailed layout of the garden to No. 10 Cambridge Terrace, it is clear that a garden/plantation in this location was an important part of his overall vision for Cambridge Terrace and this part of Regent's Park. That entailed, as you know, the concerted attempt to integrate classically designed buildings in a picturesque landscape.
- 1.3 The supporting Landscape Report highlights that the proposed layout is very much in the Nash style and in keeping with his plan as a whole, and in that sense the proposals are considered to be restoring Nash's design and vision for the garden to No. 10 Cambridge Terrace.
- 1.4 The application does not purport to restore a specific Nash scheme expressly, but to recreate an element of a larger vision, one recognised as internationally significant, that existed for more than 50 years and was, then, removed.

2. Longevity and layout of the garden

- 2.1 In addition to John Nash's final plans for Cambridge Terrace set out above, the consultation responses do not make reference to other significant pieces of evidence that illustrate the existence, longevity and layout of the garden.
- 2.2 This evidence notably includes Charles Mayhew's plan of 1834/5 (Plans of all the Ground, Houses and other Buildings within the Jurisdiction of the Commissioners for Paving the Regent's Park, Regent's Street, Whitehall, &c. from an actual survey made in the years 1834 and 1835) (See Figure 34 and 41 of the Landscape Report), which records the layout of the garden as surveyed by Charles Mayhew between 1834 – 1835.
- 2.3 As a number of the consultation responses rightly state, a garden did not seem to exist in plans/drawings dating to 1828, 1829, 1831 or 1832. Nevertheless, a garden is clearly shown in some detail on Charles Mayhew's plan of 1834/5, which is based on an accurate survey. This feature must then have been constructed between 1833 and 1835. The survey shows the detailed layout (which is very much the basis of the proposed design as detailed in Section 5 of the supporting Landscape Report) and proves the existence of the garden only a short time after the completion of Cambridge Terrace, which was finished in 1825. The passage of only a few years between completing a house and furnishing it with a garden is not significant. The two, house and garden, were part of one project. The garden was therefore very much part of the original layout of this part of Regent's Park.
- 2.4 As detailed in the Landscape Report and Heritage Statement, Historic Ordnance Survey plans of the site dating to the 1870s, a block plan of Cambridge Terrace c.1870 (from John Nash by Michael Mansbridge, 1991) and a historic photograph taken by York and Son between 1870-1900 (English Heritage NMR) show that a garden was in existence in a similar form some 40 years after Charles

Mayhew's plan of 1834/5. The garden had disappeared from plans by the 1890s (as rightly highlighted in a number of the consultation responses) and so therefore could potentially have been in existence for 55 years, which is a significant period of time.

- 2.5 Charles Mayhew's plan and other records listed above therefore provide important evidence that the garden was in existence much earlier and for a longer period of time than a number of the consultation responses suggest. If it was not to Nash's own detailed design (there seems to be no evidence either way) then it is very much in his style and in line with his vision and design principles for the park as a whole, and for this terrace in particular.
- 2.6 In general terms, the comments which have been made miss the shape of the forest for the sake of the trees. The objectives of the project are to recreate a grand vision which can be established through different sources. The criticisms overlook that main point and mount a criticism based on detail which does not undermine the basic principle.

3. Impact of the proposed development upon the significance of relevant heritage assets

- 3.1 Section 5 of the supporting Heritage Statement provides an assessment of the impact of the proposed development upon the significance of relevant heritage assets. It highlights that the landscape designs for the proposed garden are informed by a detailed historical analysis of the site and are in line with Nash's original concept for Regent's Park, which was to set the buildings surrounding the park within a parkland setting and sought the integration of urban architecture and natural scenery based on his theory of the 'metropolitan picturesque'.
- 3.2 The proposals would reduce the visual disruption caused by the existing road and enable the provision of a positive landscape feature within the Regent's Park Conservation Area that would enhance the character and appearance of the conservation area and the setting of neighbouring listed properties. The proposals create a better setting for the listed terrace as a whole and complete the garden piece to the main frontage.
- 3.3 The proposals are mindful of the Regent's Park Conservation Area character appraisal and are considered to meet the objectives of local planning policy. With regard to Policy CS5, the proposals respect neighbouring buildings and represents an opportunity to enhance the historic and natural environment. In accordance with Policy CS14 and DP24, the proposals are of a high quality design that respects the local context and character of the site. The proposals also achieve the requirements of Policy DP25 which seeks to ensure the Borough's heritage assets are preserved or enhanced where appropriate.
- 3.4 As set out in Section 5 of the supporting Heritage Statement, these proposals represent a significant conservation gain and would enhance the setting of the Grade I listed Cambridge Terrace and nearby terraces as well as the Grade I Registered Regent's Park and Regent's Park Conservation Area. The proposals enable the reinstatement of a garden and are informed by a historical analysis of the site. The proposals are in line with Nash's original concept for Regent's Park and with Nash's original plans for Cambridge Terrace that sought to flank Cambridge Terrace with gardens to extend the picturesque, parkland setting into the surrounding streets.

We trust the above is clear and addresses the relevant points raised but should you require any further information please do not hesitate to contact us.

Yours faithfully,



MONTAGU EVANS LLP