
Conservation Area Advisory Committee

Advisory Committee	Regents Park
Application ref	2017/3203/P
Address	13 Chester Terrace LONDON NW1 4ND
Planning Officer	Matthias Gentet
Comments by	01 Aug 2017
Proposal	Install timber decking onto the existing roof terrace and height increase of the existing parapet to rear roof area to dwelling (Class C3).
Objection	Yes
Observations	<p>Advice from The Regentâs Park Conservation Area Advisory Committee 12A Manley Street NW1 8LT</p> <p>3 July 2017</p> <p>13 Chester Terrace London NW1 4NDref 2017/3243/L + 2017/3203/P</p> <p>Install timber decking onto the existing roof terrace and height increase of the existing parapet to rear roof area.</p> <p>The Advisory Committee objected strongly to this proposal.</p> <p>The visual unity of these houses, front and rear, is an important part of their original design, and of their surviving appearance. It underlies the fundamental objective of Nashâs design of the terraces which was to make a group of houses look like a grand palatial building. To achieve this the individual houses had to appear as a consistent part of the larger whole. The introduction of elements which break this principle is thus seriously harmful to the significance of the house and of the terrace group as a whole. It is damaging to the significance of the house as a Listed Building, to the setting of the Listed Building in the larger whole, and to the character and appearance of the conservation area.</p>

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The applicant's comment that the rear parapet should be raised to the same height as the front is not relevant: the front and rear elevations are substantially different in character and alignments!

We noted that the raising of the superstructure of the roof terrace appears to be due to the raising of the terrace floor level: this is surely both unnecessary as well as harmful. To our knowledge it is not a pattern used in other, similar, roof extensions in Chester Terrace.

Richard Simpson FSA
Chair RPCAAC

Documents attached

No details entered

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