

14 REGENTS PARK TERRACE

LONDON NW1 7ED

HERITAGE IMPACT ASSESSMENT*Street Elevation No.14***DESCRIPTION OF THE PROPERTY**

A centre-terrace single family dwelling house on five floors *c1840-50*; brick external and internal loadbearing walls, timber floors, roof and internal loadbearing partitions, slate pitched roof, joinery doors & windows. The terrace is Listed as a whole, Grade II (interiors not inspected).

LISTING*NUMBERS 1-22 AND ATTACHED RAILINGS*

List entry Number: 1330368

Grade: II

Date first listed: 14-May-1974

Terrace of 22 houses. c1840-50. Yellow stock brick with rusticated stucco ground floors. Nos 1-21 form a symmetrical facade with slightly projecting end houses. 4 storeys and basements. 2 windows each. Square-headed doorways with cornice-heads, fanlights and panelled doors. Entrance to No.1 on right hand return with stucco portico having pilasters, cornice and parapet; round-arched door way. Architraved sashes; 1st floor with cornices and continuous cast-iron balconies, 2nd floor with cornices. Plain stucco sill bands to 2nd and 3rd floors. Stucco modillion cornice and blocking course. No.22: rusticated stucco. 2 storeys and basement. 1 window. Projecting stucco portico with balustraded parapet. Cornice with balustraded parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with foliated finials to areas.

Listing NGR: TQ2862883819

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 28628 83819

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THE TERRACE

The principal front elevation of the terrace remains very largely in its original form and detailing, with very few alterations. Below street level, in the basement areas a variety of changes have taken place, in particular to the basement lobby entrances, with a number of small extensions and reconfiguration of doors & windows in a mixture of styles.

The rear of the terrace shows much greater change and development with rear closet wings raised over 1, 2, 3 & 4 storeys, to a variety of designs, and infill extensions at basement level and, more recently, a number of examples of glazed infill extensions enclosing up to and over the rear ground floor window, with small internal balconies.

Internally (noting that the interiors were not inspected for listing) individual houses show many changes to layout, fabric, detail, fittings and finishes.

CURRENT & PROPOSED USE

Single family dwelling

PLANNING HISTORY

Planning & Listed Building approvals references 2017/0166/P & 2017/0339/L issued on 6th September 2017

PROPOSAL

The construction of a glass balcony, within the double height glazed extension as approved, to a greater depth than previously approved within the Listed Building consent reference 2017/0339/L dated 6th September 2017.

The proposed balcony to project by 2.25m, thereby extending approximately two-thirds of the way across the extension, maintaining an open void of 1.15m. The construction of the balcony consisting of a fully glazed floor, and frameless balustrade panel, all clear glass, support details as shown on the drawing.

The proposal does not affect the envelope of the double height extension which remains as approved.

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BACKGROUND

In consultation with the case officers as the application progressed we were advised that the proposed balcony within the double height extension should not exceed 1000mm in depth measured from the main rear elevation. This advice was accepted and design change implemented taking the view that the compromise was expedient in order to obtain approval of the major elements of the proposed works.

Since issue of the consent however we have now seen the Inspectors report on the Appeal at no 6 regarding the insertion of a complete separating floor at ground floor level within the double height rear extension as previously approved there.

PRECEDENT

The following extract from the report refers explicitly to the impact of a separating floor as being acceptable:

14. The extent of the glazing within the proposed rear extension would allow much of the original rear wall of the house to remain visible. I note the Council's concerns that the provision of a floor would internalise the room behind it, thereby altering the original cellular plan form of the building. However, the design of the permitted extension is a fallback to which I must have regard. Although that permitted would have a ground floor void, the extension would nevertheless enclose the rear rooms, thereby altering the historic double depth plan form of the house. This enclosure would be readily apparent both within the house and when viewed externally. As the proposed extension would have a very similar form and amount of glazing to that permitted, its transparency would be such that it would allow the historic rooms it would enclose to be legible.
15. Moreover, the horizontal separation of the two sections of glazing has already been permitted. The provision of a floor behind this division would not significantly obscure the rear wall of the house, although I accept that furniture would be present at ground floor level. The enlargement of an existing window to provide a new door from the closet wing would result in the loss of a small amount of historic fabric, but the retention of the French doors would maintain the separate identity of the rear room. The simple style and form of the glazing and doors would be much as permitted by the Council in 2016. Having regard to the fallback position and that there is a genuine possibility that the extension and stairs could be implemented, the proposed extension and stair case would not significantly harm the special interest of the listed building.

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The design of the external envelope of the double height glazed extension at no 14 as approved is sufficiently similar to that approved at no 6 that the same judgement should apply. In the case of no 14, however, the proposed balcony is of transparent glass, in contrast to the solid floor at no 6 approved by the appeal inspector, furthermore the proposed balcony does not form a complete horizontal separation within the extension, extending over only two thirds of the void, thereby maintaining to an even greater degree the objective to maintain visibility of the main rear elevation.

IMPACT ASSESSMENT

On the basis of the Appeal Inspector's argument and decision, therefore, taking into account the greater transparency of the balcony construction proposed, we conclude that the impact of the proposal for an increased depth of balcony within the extension is acceptable in relation to the historic building, and should be approved.

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HERITAGE IMPACT ASSESSMENT**APPLICATION DOCUMENTS SCHEDULE**

| <i>No/ref</i> | <i>title</i> | <i>scale</i> | <i>format</i> |
|---------------|---|--------------|---------------|
| 575 | Heritage Impact Assessment | text | A4 |
| 575 LOC | Location Plan | 1:1250 | A4 |
| 575 LB 111 C | Plans as approved | 1:50 | A1 |
| 575 LB 114 C | Back Elevation & Sections B as approved | 1:50 | A1 |
| 575 LB 176 | Glazing Details as approved | 1:20 | A1 |
| 575 LB 211 | Proposed Plans | 1:50 | A1 |
| 575 LB 214 | Proposed Elevation & Sections B | 1:50 | A1 |
| 575 LB 276 | Proposed Glazing Details | 1:20 | A1 |
| | No.6 Appeal Inspector's Decision reference APP/X5210/W/17/3172384 | text | A4 |
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