

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/6614/L	Richard Simpson for Regent's Park CAAC	Regent's Park CAAC 12A Manley Street NW1 8LT	28/12/2017 19:56:17	OBJ	<p>Advice from The Regent's Park Conservation Area Advisory Committee 12A Manley Street NW1 8LT</p> <p>21 December 2017</p> <p>36-37 Chester Terrace NW1 4ND Camden ref 2017/6614/L</p> <p>Enlargement of ground floor opening with addition of columns and thickening of wall.</p> <p>Strong objection.</p> <p>1. The RPCAAC was asked by the applicants for this proposal to reconsider our objection dated 3 July 2017 to previous applications 2017/2991/P + 2017/3280/L. The RPCAAC Chair undertook a site visit, with the applicant, on 26 September 2017, when further material was also presented. This was all reported to the RPCAAC on 2 October 2017, when the proposal was fully reviewed again. The present application was examined afresh at our meeting on 21 December 2017.</p> <p>2. At this last meeting, the RPCAAC agreed to object to the proposal on the grounds set out to the applicant in October, and set out, in a revised form, here.</p> <p>3. The Committee took the view that the plan of these Grade I Listed houses is significant, despite the post-war reconstruction. The essential significance in this case is that no. 37 is a terrace house which is part of a terrace designed as a whole to appear as a palace. But while palatial overall, the individual houses follow the broad pattern of the traditional London terrace house, where the entrance hall, with the stairs, form a separate compartment in the house. This volume is of special significance in terms of the form of the terrace house and the inter-relationship of the entrance and stair to the other interior domestic spaces. The front room was, in turn, separate from this entrance hall. Its scale and proportions are, in part, dependent on this separation. The contrast between the traditional pattern of the terraced house and the palatial appearance of the houses as a group is a key significance in the historic character of these houses. There is also an important distinction between the plan form of the terraced house and the villas, where an entrance area may indeed be more open than the hallway of the terraced house. This is also a significant distinction.</p> <p>4. Given this significance, we advise that the proposal to enlarge the opening between the entrance hall and the ground floor front room would be substantially harmful to the significance of the Listed Building.</p> <p>5. We do not see any public benefit outweighing this harm.</p> <p>Richard Simpson FSA Chair RPCAAC</p>