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**Conservation Area Advisory Committee**

Advisory Committee	Regents Park
Application ref	2018/2186/P
Address	The Vicarage The Danish Church St Katharine's Precinct London NW1 4HH
Planning Officer	Gavin Sexton
Comments by	10 Jul 2018
Proposal	<p>Works of refurbishment to Church and Hall to include installation of external stairlift (front) and staircase (rear); to Vicarage including new dormer extension, extension of basement lightwells into sunken terraces and stepped access to garden; alterations to fenestration at basement level to north and south elevations; landscaping works to south garden including removal of walls, installation of ground source heat pumps, and temporary removal of wall to Albany Street to facilitate works.</p>
Objection	Yes
Observations	<p>ADVICE from The Regent's Park Conservation Area Advisory Committee 12A Manley Street London NW1 8LT</p> <p>4 June 2018</p> <p>The Vicarage &amp; Danish Church St Katharine's Precinct NW1 4HH2018/2186/P</p> <p>Objections.</p> <p>The Committee regretted that it had not been involved in pre-application discussion.</p> <p>While the Committee accepted many of the objectives of the scheme, the proposed alteration to the roof, and much of the detailing to new or altered openings were harmful to the significance of the Listed Building, and to its significance in the character and appearance of the conservation area, which the proposals would neither preserve nor enhance.</p>

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The Church with its associated buildings is an important structure in itself, and in the larger context of Regent's Park. It was designed by a pupil of John Nash, Ambrose Poynter, and, providing for a medieval foundation, was designed in Tudor-Gothic style, in strong contrast to the Classical forms of its neighbours on the Outer Circle. This contrast was carried through in the pinnacles, finials, and roof shapes which were consistent with the medieval forms. It was also designed to be seen in the round: it was to be seen in views from the Park and Outer Circle, but also from the adjoining gardens, and from Albany Street. The roof profile is thus of considerable significance in terms of both Listed Building and conservation area. See Regent's Park Conservation Area Appraisal and management plan (2011) pp. 29, 83-84.

The proposed building up of the roof (Section CC) would be seriously harmful to this significance.

The alterations to the openings as follows would be harmful to the significance of the Listed Building, by harming the perceived proportions of the elevations - the glazing patterns relate the openings to the scale and forms of the building as a whole: their loss disrupts this original and surviving relationship.

North elevation - central door - object to plain glazing - glazing pattern to be retained  
- right-hand door - object to plain glazing - glazing pattern to be retained  
- left hand window - reinstate glazing bars and render panel

South elevation - right-hand door - glazing inappropriate - reinstate original glazing pattern

South elevation - Section BB - the railing/balustrade is intrusive - we suggest that a detail be considered where the plinth wall is built up in appropriate brick, with the railing, to the same height, but reduced in extent.

Richard Simpson FSA  
Chair RPCAAC

No details entered

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