

| Application No: | Consultees Name: | Received: | Comment: | Response: |
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| 2019/4599/P | Richard Simpson for Regent's Park CAAC | 09/11/2019 12:58:48 | OBJ | The Regent's Park Conservation Area Advisory Committee |

4 November 2019

1 Cambridge Gate London NW1 4JX 2019/5271/L + 2019/4599/P

No objection to the replacement railings at roof level, so long as they are painted black or dark grey to be as invisible as possible, or to the replacement rooflights, or the window security bars.

Objection to the proposed railing to the boundary wall with the Royal College of Physicians.

This wall is important to both Cambridge Gate terrace, and to the setting of the Grade I Listed Royal College. It is a plain but imposing wall which provides an important neutral boundary between the two listed buildings and their curtilages which it divides. It also provides a subservient, intermediary structure between the elaborate elevations of Cambridge Gate and the setting of the Royal College.

Both these contributions to both the character and appearance of the conservation area, and to the setting of the listed Royal College, and to the listed terrace, would be harmed by the proposed railing.

Our objection is to the railing and its elaborate forms which are inappropriate in this location. The proposed railing should be recognized and acknowledged in its design as part of the boundary function of the wall, not part of the elevation of the terrace. We advise that a very much simpler railing, attached to the inner (terrace) face of the boundary wall, might be acceptable. The railing needs to read with the wall rather than the terrace elevations.

We would be happy to review alternative proposals.

Richard Simpson FSA
Chair