

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2019/5484/P	Richard Simpson for Regent's Park CAAC	26/12/2019 13:58:24	OBJ	The Regent's Park Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT

4 December 2019

11 Park Village West London NW1 4AE      2019/5484/P

Excavation of basement level underneath existing side garage addition plus side extensions at lower ground and first floor levels in association with provision of lift; hard and soft landscaping to rear.

Strong objections.

#### 1. The lift.

We acknowledge that the proposed lift would do minimum harm to the Listed fabric and the plan of the house. But the impact of the shaft on the balance of the house would be seriously harmful.

The house is part of John Nash's late work in the Park Villages, where he sought to create a Picturesque landscape integrating villas or 'cottages' with the landscape. This ambition determined the modest scale of the houses, and their forms, which used variety of styles and details to create 'pictures' of houses and landscape. No. 11 has a more formal main elevation than some of the houses – with a broadly symmetrical set of three window bays, the upper windows round-headed. But this formal symmetry is offset by the attached entrance porch to the side, set back and emphasizing the main house as a pavilion – strengthened by the shallow hipped roof.

This careful asymmetry is key to the significance of the house in its setting, and would be seriously harmed by the proposed addition of the lift enclosure. It must be acknowledged that the 1970s garage addition is also harmful but was built, we think, before the Crown properties were Listed in 1974. We note that our objection is to the lift shaft addition in principle, but we also see its location forward of the line of the original side entrance bay and wider and deeper than the original side entrance as adding to the harm.

The proposal would harm the balance of the asymmetrical plan with the 'pavilion' roof, of key significance to the Listed Building and the character and appearance of the conservation area. The proposals neither preserve nor enhance the character and appearance of the Regent's Park Conservation Area.

#### 2. The basement

We object strongly to the proposed basement. It is clear from the proposed rear elevation that it would exaggerate the acknowledged harm caused by the garage addition. The proposal enlarges the scale of the addition to further unbalance the original rear elevation by extending the building to a further storey. The further extension of the building into the rear garden adds to the unbalancing, harming the relationship of house to landscape which survives from the Nash plan. The void proposed here in the landscape, with its fencing and paving, would disrupt Picturesque planting at the historically appropriate height and scale.

The basement proposal and its external landscape intervention would harm the Listed Building and its setting.

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We add a concern on precedent. The creation of basement level space in St Katharine's Precinct demonstrates how precedent has been cited to allow a series of basement additions which have, in their case by the harmful impact on planting, largely destroyed the planted setting of the Precinct, cumulatively harming the Listed Buildings in their setting.

Richard Simpson FSA  
Chair

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