

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/5152/L	Richard Simpson for Regent's Park CAAC	21/12/2020 15:35:19	OBJ	<p>ADVICE from THE REGENT'S PARK CONSERVATION AREA ADVISORY COMMITTEE 12A Manley Street London NW1 8LT</p> <p>20 December 2020</p> <p>8 Park Village West 'Casina Lodge' London NW1 4AE 2020/4545/L + 2020/5152/L</p> <p>Strong objection</p> <p>1. We note the earlier applications in 2010 and 2013 which were not implemented.</p> <p>2. In this case, the application is for a substantial increase in scale of the original basement level, and a major change not only of scale, but clearly of hierarchy in that instead of modest service rooms, the new accommodation would include spacious bedrooms. In all these respects the proposal severely harms the hierarchy of the spaces in the Listed Building and its integrity, and, therefore, its historic and architectural significance.</p> <p>3. Since the 2010 approval, we note the Planning Inspector's dismissal, in 2012, of the appeal at 12 Chamberlain Street, a Grade II Listed Building, where it was accepted that a basement would damage the integrity of form and hierarchy of spaces in the building, and consequently seriously harm the significance of the Listed Building. See Appeal refs APP/X5210/E/12/2176261 and APP/X5210/A/12/2176253. We note that it was argued, and accepted by the Inspector, that while the listing schedule made no reference to the interior, it cannot be concluded that the omission indicates there is no heritage significance. The internal layout reflects the function and historical development of the building, of which the exterior is the outward expression: in the case of Chamberlain Street, even though the proposed basement was invisible from the outside. We argue that this decision is directly relevant to the current application. Indeed the application house is Grade II*, where Chamberlain Street is Grade II.</p> <p>4. We note that the List description refers to the 'picturesque layout' of the group of Listed Buildings of which no. 8 is part, we also argue strongly that the substantial basement structure, with limited depth of soil over it, would not allow the reinstatement of the 'bosky' planting which is an essential element in the character of the picturesque in Regent's Park. This should include substantial trees. The current formal pool proposal is contrary to the principles of picturesque planting. The proposals would therefore be seriously harmful to the setting of the Listed Building. We note how the loss of substantial planting at St Katharine's Precinct has significantly harmed the setting and character of the Listed Buildings and the character and appearance of the conservation area as a result of basement consents granted before the 2012 Chamberlain Street decision.</p> <p>Richard Simpson FSA Chair RPCAAC</p>