

**Conservation Area Advisory Committee**

Advisory Committee	Regents Park
Application ref	2021/1467/L
Address	4 Park Village East London NW1 7PX
Planning Officer	Rose Todd
Comments by	25 Apr 2021
Proposal	Internal refurbishment which includes removal of gas fires; replacement of kitchen units; replacement of second floor bathroom fixtures. External refurbishment which includes replacement of garden paving; installation of new balustrading and railings for garden steps; Repairs to balustrading at ground floor level and to timber boxing and rainwater gutter.
Objection	Yes
Observations	<p>ADVICE from The Regentâs Park Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>12 April 2021</p> <p>4 Park Village East2021/0736/P + 2021/1467/L</p> <p>1. Internal proposals: no objection in principle.</p> <p>2. Boarding up of fireplaces: objection â we seek a condition requiring approval of details of fixings, in order to protect the historic fabric of this Listed Building.</p> <p>3. External railings in garden: strong objection.</p> <p>3.1 The gardens in the Park Villages are an essential part of the overall design, with the informal soft landscape a key to the Picturesque design which was one of John Nashâs acknowledged major contributions. The combination of landscape and villas is exceptional and of major significance. It is specifically recognized in the Regentâs Park Conservation Area Appraisal and Management</p>

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Strategy (2011), Camdenâs formally approved SPD, which states at p. 20 âThe buildings are unified by the setting, a picturesque landscape which largely survives. The balance of building to landscape is often visible in views between buildings and across intriguing sight lines and is a fundamental element in the special character of the Park Villages.â

3.2 The introduction as proposed here of railings more suited to a street is deeply harmful to the informal Picturesque landscape itself and to the setting of the Listed Building. It would also harm the character and appearance of the conservation area: it would neither preserve nor enhance the character and appearance of the conservation area.

3.3 We acknowledge, however, concerns about safety, and suggest that the need to provide protection at changes of level could be achieved by other means which would not do such harm. We suggest that hazel hurdles might be more appropriate â they are more rustic and less suburban in a naturalistic setting. The details of any supports would need to be equally appropriate, and we would be happy to review a revised submission.

Richard Simpson FSA  
Chair

**Documents attached**

No details entered

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