
Fuller Long

Heritage Statement

6 Oval Road
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1.0

INTRODUCTION

- 1.1 The following Heritage Statement has been prepared in support of applications for planning permission and listed building consent at no.6 Oval Road, London NW1 7EB.
- 1.2 The building is Grade II listed and situated in the Primrose Hill Conservation Area. The proposals are for various internal and external alterations to the property, including the reinstatement of an external staircase in the front lightwell, replacement of three windows in the rear outrigger and rear façade, damp proofing works to the under-pavement vaults and the refurbishment of the master bathroom at 1st floor level.
- 1.3 In line with paragraphs 200 and 201 of the National Planning Policy Framework 2023, the purpose of this Heritage Statement is to define the significance of the listed building and the features which form part of its special architectural and historic interest, as well as its contribution to the character and appearance of the surrounding Primrose Hill Conservation Area. This assessment has been made in line with the heritage values set out in Historic England's *'Conservation Principles'* (2008).
- 1.4 This Heritage Statement has been produced using archive, desk based and online research, combined with a visual inspection of the site and wider area. It should be read in conjunction with the drawings and supporting information prepared by Mata Architects.
- 1.5 The document will examine the impact of the proposals upon the listed building and the character and appearance of the surrounding conservation area. They will then be assessed in relation to the relevant statutory, national, regional and local heritage policy framework.

2.0

SITE AND SURROUNDINGS

2.1

The site is located in a residential enclave to the west of Camden High Street. Oval Road runs in a north-south alignment and connects Gilbeys Yard in the north with Gloucester Avenue to the south.

2.2

No.6 Oval Road forms part of a group of five terraced houses dating from 1849-50. It is set over four floors, including a basement storey. The house is constructed of yellow stock brick with stucco embellishment and a modern flat roof, concealed behind the parapet.

Heritage Designations

Statutorily Listed Buildings

2.3

Nos.2-10 (even) Oval Road were Grade II listed on 13 May 1974. The description indicates that the buildings were listed for group value and reads as follows:

CAMDEN OVAL ROAD (East side) Nos. 2-10 (Even) and attached railings 14/05/74

GV II Terrace of five houses. 1849-50. Yellow stock brick with rusticated stucco ground floor and plain first floor band. Symmetrical terrace with projecting end houses. Three storeys and basements. Two windows each. Plain stucco surrounds to doorways with fanlights, cornice-heads and panelled doors. Nos 2 and 10 with pilasters forming doorways and to ground floors carrying entablatures and cast-iron balconies. Nos 4-8 ground floor sashes with vermiculated keystones. Architraved sashes to upper floors; first floor with cornices and cast-iron window guards. End houses with stucco second floor sill band continuing around the returns. Cornice and blocking course. INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings with foliated finials to areas.

2.0

SITE AND SURROUNDINGS

2.4

The wider area surrounding the application site contains a wealth of historic buildings and all of the houses on Regent's Park Terrace, to the south of the site are Grade II listed. All of the substantial mid 19th century houses on Gloucester Crescent to the west, as well as the distinctive, circular Piano Factory building (1852) at the western end of Gloucester Crescent, are also Grade II listed.

The Primrose Hill Conservation Area

2.5

The application site is located in the London Borough of Camden's Primrose Hill Conservation Area which was first designated on 1 October 1971. The Primrose Hill Conservation Area Statement (PHCAS) was published in January 2001 and provides a description of the character and appearance of the area as well as a series of policy objectives for new development.

2.6

The conservation area covers the planned residential development which took place on Lord Southampton's estate in the mid 19th century. The bulk of the conservation area consists of the terraces and squares of Primrose Hill, as well as the lower sections of Regent's Park Road and Gloucester Avenue. The application site is situated in a small section of the conservation area known as Sub Area 4 which is situated on the eastern side of the railway cutting and is physically and functionally more closely linked to Camden Town. Notwithstanding this, Sub Area 4 has historic connections to the wider conservation area, which was developed as a coherent whole, with buildings of a larger scale and in many cases on more substantial plots than the earlier, tighter grained development in Camden Town. The PHCAS describes Sub Area 4 as follows:

"This small sub area is located to the east of the Conservation Area and is largely flat with a small incline from north to south at the southern end of Gloucester Crescent. The railway line forms the west boundary, which is linked to the main body of the Conservation Area by a road bridge. Although the area is geographically isolated from the main body of the Conservation Area, it is linked in terms of historical development and architectural form, and is significantly different in character to the neighbouring Camden Town and Regent's Park Conservation Areas. This sub area has abundant trees and vegetation and a lower density of development in comparison with the main body of the Conservation Area. The majority of buildings are set back from the highway with large front garden spaces containing mature trees. Rear gardens are also visible through gaps between building groups. The buildings vary and include small cottages and terrace properties, grand residential terraces, villas, and business premises, many of which are statutorily listed and are the oldest in the Conservation Area."

2.0

SITE AND SURROUNDINGS



Figures 1 & 2 LB Camden's interactive map showing Grade II listed buildings in blue, locally listed buildings in yellow and the Primrose Hill Conservation Area shaded in buff (top left) and the Primrose Hill Conservation Area Statement map showing the various sub areas (bottom right).



2.0

SITE AND SURROUNDINGS

2.7

The application site forms part of the high quality mid 19th century townscape along Oval Road. To the south is Regent's Park Terrace, which is set back from Oval Road behind a private access road and narrow garden area. This group of generously scaled terraced houses have significant townscape interest due to the length of the terrace and the uniformity of the buildings. The west side of Oval Road is lined with semi-detached pairs and a small, terraced group of houses in an Italianate style, with either full stucco faced elevations or a mixture of yellow stock brickwork with stucco embellishment. The southern section of Oval Road has a surprisingly verdant character given its urban location. There is an impressive group of large mature street trees behind the wall which divides Oval Road from Regent's Park Terrace and other specimens dotted elsewhere along the street. The PHCAS notes in relation to nos.2-10 Oval Road that *"These buildings form a continuation of Regent's Park Terrace. The relative enclosure of the Oval Road at this point provides a distinct contrast to the openness and grandeur of Regent's Park Terrace and its gardens."*



Figure 3 A view looking south along Oval Road towards Regent's Park Terrace.

3.0

RELEVANT PLANNING HISTORY

1989

Planning permission 8802450 and Listed Building Consent (8870370) were granted on 5 April 1989 for '*Erection of a two storey rear conservatory at lower ground and ground floor levels the erection of an additional storey at roof level and the change of use of the premises into two self-contained maisonettes. as shown on drawing No.222/5/01-06 222/21-23 222/25 and 222/30-31 as revised on 20.02.89.*'

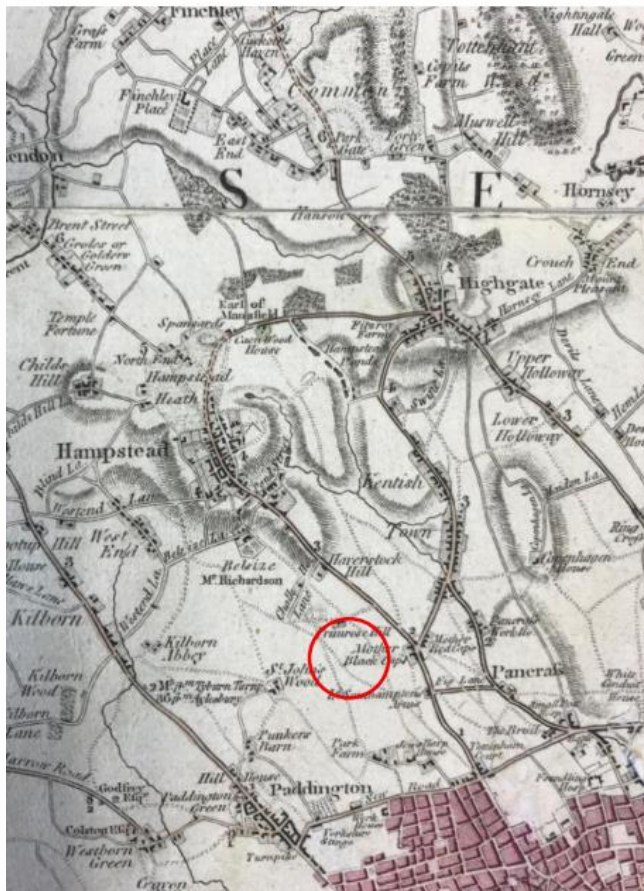
1974

Planning permission/Listed Building Consent (18768) was granted on 15 May 1974 for '*Raising the height of the rear wall and filling in 'V' Section.*'

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

- 4.1 The site historically formed part of the Manor of Tottenhall which was owned by the prebendaries of St Paul's Cathedral, with Tottenham Court its manor house. The manor consisted of a long wedge of land to the west of Camden High Street and Hampstead Road, extending from Chalk Farm in the north down to Fitzrovia in the south. At the Reformation the manor passed to the Crown and in 1668 Charles II granted its lease to Henry Benet, Earl of Arlington, whose daughter Isabella married Henry Fitzroy. Henry became the first Duke of Grafton and Isabella brought the lands of Tottenhall Manor to the union.
- 4.2 For centuries the area was a district of open fields with dispersed farms and cottages, and distinct nuclear settlements at Hampstead and Highgate. By Roque's map of 1746 there was linear development at Kentish Town but still only a small cluster of buildings around what is now Britannia Junction. Modern day Camden High Street forms part of the ancient route northwards from the City, linking with the West End via Hampstead Road and Kings Cross via Fig Lane (modern day Crowndale Road). Consequently, the area had several inns which provided rest and refreshment for travellers and their horses - The Mother Red Cap and The Mother Black Cap public houses are notable features on Roque's map. Primrose Hill is also marked at this date, set amidst open land criss-crossed with a network of pathways.
- 4.3 By the mid 18th century the lease of the manor had descended to Charles Fitzroy, the great grandson of Henry and Isabella. In 1768 he acquired its freehold from St Paul's and in 1780 was created Baron of Southampton. Acquisition of the remains of Tottenhall Manor around modern day Chalk Farm completed his estate.
- 4.4 Lord Southampton had developed a number of narrow plots facing onto Camden High Street by 1791 however beyond this to the west the land remained as open fields. During the early 19th century London continued its inexorable outwards spread, with new buildings creeping up the main arterial routes such as Hampstead Road. The Crown's Regent's Park Estate had been developed from 1811 onwards and landowners in Camden Town began to think about turning over their fields for building plots. By the 1820s, Park Street (now Parkway) can be seen laid out across open land with roads to the south dotted as under construction. To the east of Camden High Street, Charles Pratt the Earl of Camden's land was also beginning to be developed, with Bayham Street, Pratt Street and King Street laid out but not yet lined with buildings. However large areas of open land remained to the northwest of this and between the west side of Hampstead Road and Regent's Park.

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA



Figures 4 & 5 John Roque's an 'Exact Survey of the city of London Westminster the Borough of Southwark and the Country near ten miles round' of 1746 (left) and a map of the area in the 1820s (right).

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

- 4.5 Transport infrastructure also began to have an impact upon the area and its development in the early 19th century. The construction of the Regents Canal, which opened in 1820, linking the Grand Junction Canal at Paddington with the Limehouse Basin was a significant landscape feature. The London & Birmingham Railway was built in 1838 with its original terminus intended to be located at Chalk Farm. However, it quickly became clear that a terminus was required closer to central London and the site at Euston Square was identified. Cary's map of 1837 shows both the canal and railway line, at this period still running across open and undeveloped land.

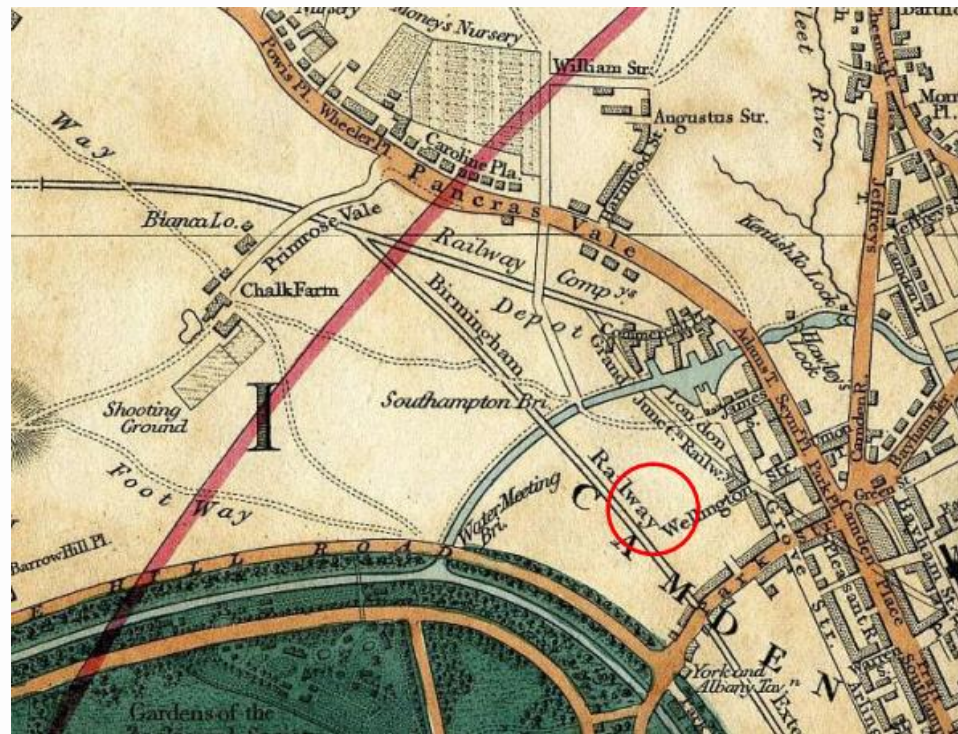


Figure 6 Cary's map of 1837.

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

- 4.6 In 1840 Lord Southampton auctioned off freehold lots on his estate for development. The auction map of 12 August 1840 shows the envisaged layout for the Primrose Hill area, with formally grouped large detached and semi-detached villas on spacious plots and a grand crossroads in the northern part of the area. The railway cutting forced the alignment of Gloucester Avenue to kink sharply at its southern end and scuppered earlier ideas for a mirror image to Gloucester Crescent, bisected by Oval Road. What is notable is that large lots with detached houses were envisaged for an area abutting a railway line, with little hint of the environmental and eventually economic and social blight that coal fired steam trains and the intensification of traffic on the line would bring in later decades.
- 4.7 The 1849 St Pancras Parish map shows the envisaged formal layout of grand villas for Primrose Hill beginning to incrementally give way to buildings on much narrower, terraced plots. Regent's Park Terrace is shown in place to the west, facing onto Oval Road and Gloucester Crescent is developed around its eastern curve.
- 4.8 By the time of the 1860 St Pancras parish map the western side of Gloucester Crescent had begun to be built, with the houses at nos.62-70 (even) in place. Strangely, the terrace at nos.2-10 Oval Road don't appear to have been constructed, however this contradicts the suggested 1849-50 construction date noted in the statutory listing description. Further tight grained development had appeared in Primrose Hill, including Chalcot Square and Chalcot Crescent, moving further still from the grand vision of large villas and a spacious suburban setting. A series of substantial semi-detached houses had been constructed on Regent's Park Road with views onto Primrose Hill and around the northeast curve of Regents Park. On the corner of Oval Road and Gloucester Crescent the circular piano factory constructed for Messers Collard and Collard was in place.
- 4.9 The 1870 Ordnance Survey map provides more detail, with soft landscaping shown in front gardens and paths, flower beds and formal layout depicted to some of the rear gardens.

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA



Figures 7 & 8 The 1849 (left) and 1860 (right) St Pancras Parish maps showing the incremental development of the area.

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

- 4.10 Lord Southampton's estate had been developed with the middles classes in mind and many of the houses were 'second rate' as depicted in Peter Nicholson's *'The New and improved practical builder'* (London 1837), alongside higher status villas and semi-detached properties. The area thus created a transition between the grand Nash properties which lined the east side of Regents Park and the more shabby, commercial and industrial character of Camden Town itself.
- 4.11 Charles Booth's poverty map of 1889 marks the site in red denoting 'Middle class. Well-to-do', in common with many of the other large houses which lined Albert Street and Mornington Road to the south. To the west and north west Primrose Hill was more mixed in character, with the large properties facing Primrose Hill and along the southern stretch of Gloucester Road and Regent's Park Road marked in yellow denoting 'Upper Middle and Upper Classes. Wealthy'. To the east of Gloucester Crescent, Camden Town itself was a mixture of the middle classes, properties shown in pink indicating 'Fairly comfortable – good ordinary earnings' and 'Mixed. Some comfortable, others poor'. Pockets of blue can also be seen, particularly to the east of Camden High Street, indicating areas housing the poor.
- 4.12 The built context to Oval Road altered little during the later 19th century and into the early 20th century. Areas of manufacture and industry are however shown to the north, with various piano factories, a timber yard and a range of commercial uses lining the canal.
- 4.13 The 1953 Ordnance Survey map shows little change to the area immediately around no.6 Oval Road, however the grain of the wider area had begun to alter, particularly on Arlington Road to the east, where narrow terraced housing was replaced with more substantial buildings, such as Rowton House, Camden House and the Gaumont Cinema on the corner of Inverness Street.

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA



Figures 9 & 10 The 1870 Ordnance Survey map (top left) and Charles Booth's poverty map of the area, from his *Inquiry into Life and Labour in London (1886-1903)* (bottom right).

4.0 HISTORICAL DEVELOPMENT OF THE SITE AND AREA

4.14

During the 20th century Camden Town flourished and its population grew, bolstered by artisans and shopkeepers who moved into the area in order to serve the working classes who made their living from the railway, canal and associated activities. A decline in the area was exacerbated by the grime of the railways which generated noise and dirt and decreased the attractiveness of the houses which were in close proximity to it. The building stock also suffered, as houses were subdivided and let out with a consequent deterioration in their fabric and appearance. However, the area had historically been popular with writers and artists and had a bohemian character which became increasingly attractive during the 1960s. The electrification of the train lines had a dramatic impact on air quality and the environment surrounding them and many of the streets began to gentrify, attracting new middle class residents to their substantial houses.

4.15

Development of the site

Historic mapping from 1870, 1893, 1913 and 1953 all show the house with a part width outrigger to the rear, in common with the adjacent buildings at nos.4 and 8 Oval Road.



Figures 11 & 12 Details of the site from the 1870 (left) and 1953 (right) Ordnance Survey maps.

5.0

SIGNIFICANCE OF THE LISTED BUILDING

5.1

The National Planning Policy Framework Annex 2 defines significance as *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”* A heritage asset is defined as *“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”* In this case the heritage assets are the statutorily listed no.6 Oval Road and the Primrose Hill Conservation Area.

5.2

Historic England’s document ‘Conservation Principles – Policies and Guidance for the sustainable management of the historic environment’ (2008) identifies a series of values that can be attributed to a heritage asset and which help to appraise and define its significance. Paragraph 3.3 of the document outlines that:

“In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:

- *who values the place, and why they do so*
- *how those values relate to its fabric*
- *their relative importance*
- *whether associated objects contribute to them*
- *the contribution made by the setting and context of the place*
- *how the place compares with others sharing similar values.”*

5.3

In assessing the significance of no.6 Oval Road it is therefore necessary to examine its origins, history, form, architectural design, layout, materials and relationship with surrounding buildings. In making this assessment, consideration has been given to its intrinsic architectural merit, completeness, the extent of any alterations and their impact, the contribution of the buildings to the character of the area and the degree to which the buildings illustrate aspects of local or national history.

5.0

SIGNIFICANCE OF THE LISTED BUILDING

5.4

The application site forms part of a group of five terraced houses dating from the mid 19th century. From the front they form a unified and symmetrical architectural composition, with nos.2 and 10 standing proud of the central three properties. They share the same façade design over the upper floors where each house is two bays wide, with additional articulation provided to the end houses by way of a flat stucco cill band below the 2nd floor windows and a decorative cast iron railing to the 1st floor balconies. Nos.2 and 10 have slightly different ground floor treatments, with pilasters and blank panels more reminiscent of a commercial frontage to no.2 and the entrance door to no.10 situated on its northern flank facing Gloucester Crescent.

5.5

The building is four storeys in total, including a basement, and is positioned behind a front lightwell, bounded by cast iron railings. The building is constructed of yellow stock brick with stucco Italianate detailing. The façade is two window bays wide, lighting the front room at each floor level. There is a slightly recessed main entrance, with a plain surround and pediment. The ground floor façade has an incised finish which provides a visual base to the architectural composition, with smooth render beneath to the lower ground floor. Above this the upper floors are a well-ordered arrangement of aligned window bays with fenestration that diminishes in height as it rises over the façade, creating a traditional sense of hierarchy and proportion.

5.6

The windows on the front façade are painted timber sashes in a 3 over 3 configuration. The openings have varying degrees of ornamentation depending upon their position on the façade. The detail is greatest at 1st floor/piano nobile level where there is a cornice, reducing to flat architraves at 2nd floor level. The window cills at 1st floor level originally had cast iron window guards, however these have been lost at no.6.

5.7

The roofscape of the building is concealed behind the front parapet. However, this was modified in the 1970s and now has a modern, asphalt covered flat roof.

5.0

SIGNIFICANCE OF THE LISTED BUILDING



Figures 13 & 14 The front façade of the group at nos.2-10 Oval Road (left) and a view of the rear façade and outrigger (right).

5.0

SIGNIFICANCE OF THE LISTED BUILDING

- 5.8 The building shares common characteristics with the other houses within the small group at nos.2-10, including their height, scale, building line and consistent parapet level, as well as the repetition of features such as stucco window pediments, a rusticated ground floor treatment and heavy cornice line. The houses have a strong sense of verticality due to their height in relation to their plot width, as well as their aligned window bays, although there is little vertical differentiation between the houses, besides for no.2 which has had its brickwork cleaned.
- 5.9 Overall the front façade of the building and the wider group at nos.2-10 Oval Road are of moderate to high architectural and historic significance. The house has historic links with other surrounding mid 19th century buildings and shares many of their features in terms of scale, layout, materiality and architectural style.
- 5.10 The rear façade of the building is of darkened yellow stock brickwork which has been painted white at ground and lower ground floor level. There is a two storey part width rear projection which has a flat, asphalt clad roof. Due to the incorporation of a flat roof to the main house, the rear façade has lost its traditional valley roof profile in the brickwork and now has a flat parapet line.
- 5.11 The main rear façade has two bays of aligned windows, lighting the rear room at each floor level and the half landing of the main staircase. The only later added feature which detracts from this traditional pattern is the small window added at 2nd floor level when a narrow bathroom area was created from the original rear room.
- 5.12 The windows on the main rear façade are all painted timber sash windows which appear to be original or early and are set beneath gently arched window heads. The windows are generally in a 6 over 6 configuration besides for the window at lower ground floor level which has a 3 over 3 sash and the window which lights the ground to 1st floor half landing, which has margin lights.

5.0

SIGNIFICANCE OF THE LISTED BUILDING

- 5.13 Overall, the rear façade is of moderate architectural significance, due to its plain character which is consistent with the lower status generally accorded to rear and flank facades of buildings of this period. It does have a limited amount of architectural value due to the retention of its original windows and the balanced and proportionate arrangement of the fenestration and window bays.
- 5.14 The rear outrigger has also had its original brickwork finish painted white. There is a door opening in the flank wall at lower ground level providing access to the garden and an adjacent painted timber sash window which appears to be early or original. There are two further painted timber sashes above at ground floor level which are non-original.
- 5.15 To the rear of the house there is a small paved rear garden. This has planted flower beds around its perimeter with a variety of small trees and soft landscaping, providing a green and secluded atmosphere to this space.
- Interior**
- 5.16 The layout of no.6 Oval Road reflects the typical London terraced house typology, with a two-room deep plan form arranged off a stair compartment situated adjacent to the party wall. Consistent with the hierarchy of status within houses of this period, the principal spaces are situated at ground and 1st floor levels with areas of secondary importance for servants and children's bedrooms within the basement and to the top floor.
- 5.17 The house retains much of its original layout with what appear to be original double door openings in the spine wall at ground and 1st floor level. An opening has also been created through the spine wall at lower ground floor level however this is proportionate to the scale of the adjacent rooms and retains nibs and a downstand. At 2nd floor level a partition has been installed to create a bathroom, clearly many decades ago, with a small window installed in the rear façade to light it. This wall avoids any physical conflict with the rear window or chimneybreast.

5.0

SIGNIFICANCE OF THE LISTED BUILDING



Figures 15-20 Historic doors, timber shutters, cornicing, the original main staircase and the modern ground to basement flight.

5.0

SIGNIFICANCE OF THE LISTED BUILDING

5.18

The main staircase has an open string and decorative newel post at ground floor level. There are simple stick balusters and an elegant, ramped hardwood handrail. The ground to lower ground floor flight has been replaced with a modern timber flight with open treads which detracts from the internal character of the listed building.

5.19

The house retains a variety of decorative architectural features. These include window and door architraves, skirting, shutters to the 1st floor front windows and decorative cornicing. Doors to the ground and 1st floor have four panels, without mouldings, whilst those at 2nd floor level are also four panelled, but without embellishment, reflecting the traditional hierarchy of features within buildings of this age and character.

Values and significance

5.20

As referenced at paragraph 3.16 above, Historic England's 'Conservation Principles' identifies four values that can be attributed to a heritage asset. These have been examined in turn below.

Evidential Value

This value is derived from the potential of a place to yield evidence about past human activity (para 35) and is generally closely associated with archaeological sites and remains, with age being a strong indicator of evidential value. The building dates from the mid 19th century and was built to a fairly standard plan and layout and thus provides little unique insight into human activity in an archaeological sense.

Historical value

Paragraph 39 of the Conservation Principles document outlines that *"Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative."*

The building forms part of the historic local scene in this part of Camden and been a feature of the townscape for around 170 years. The building has clear historical value in terms of illustrating the transformation of the area from a district of open fields and farmland during the late 18th and early 19th centuries to a densely covered residential and commercial inner suburb.

5.0

SIGNIFICANCE OF THE LISTED BUILDING

5.20 cont'd

The building retains much of its original setting and has group value with similar mid 19th century housing which characterises the immediate and wider area. Despite its modest size, the house demonstrates patterns of life during the mid to late 19th century, providing evidence of social hierarchy within the house, with principal rooms at ground and 1st floor level and ancillary service areas and accommodation for servants in the basement and at 2nd floor levels.

Aesthetic value

Aesthetic value is defined as *"....the ways in which people draw sensory and intellectual stimulation from a place."*

As described in the paragraphs above, the building is an attractive mid 19th century house with a moderate to high significance front elevation to Oval Road. The building is constructed of typical materials of the period such as brickwork and stucco and has a modest degree of architectural quality, with Italianate detailing that reflects the fashionable architecture of the period.

However, as was typical of the speculative building of the period, it was not designed by an architect of any local or regional note. The building has townscape value due to its group setting, its shared height and building line, as well as the repetition of features such as its brickwork finish, incised stucco base and decorative Italianate detailing to the window openings.

Externally, the loss of the staircase in the front lightwell has eroded the legibility and historic circulation pattern of the building (historic value) and the infill beneath the stairs is of poor visual quality.

Internally, the building largely retains its original plan form with some minor modifications at lower ground and 2nd floor levels. There are a wide range of surviving original and historic features to the building, including cornicing and joinery, which contribute to the aesthetic coherence and character of the interior.

5.0

SIGNIFICANCE OF THE LISTED BUILDING

5.20 cont'd

Communal value

This value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience of memory. In this case, any communal value would be 'social', defined at paragraph 56 as *".....places that people perceive as a source of identity, distinctiveness, social interaction and coherence."*

The building has communal value in so far as it has been part of the local scene for around 170 years and has thus featured in the day to day lives of those who live, work and pass through the area. However, there is little to distinguish this building from many other similar buildings of the same age and character and it is its contribution to group value that is most important. This communal value however is local in its focus and the building does not have any particular regional or national symbolism or value.

5.21

Conclusion

In this case the key significance of the building relates to its historic and architectural contribution to the development of this part of Camden and reflects to a small degree the transformation of the area from open fields to a densely packed suburb by the end of the 19th century. The building has a moderate to high degree of architectural significance to its front facade and reflects the prevailing style, materials and detailing of the period, making a demonstrable aesthetic contribution to the coherent and harmonious character of Oval Road and this part of the Primrose Hill Conservation Area. The houses at nos.2-10 Oval Road have group value, townscape interest and historic merit. The building also provides a tangible reminder of patterns of life during the mid 19th century. Having been constructed as a single dwelling house it remains in that use, proving adaptable and attractive for 21st century life.

5.22

The rear elevation of the building is of less significance than the front façade, due in part to the original lesser status accorded to the rear façade and its plain character, with a lack of architectural embellishment.

5.23

Internally the building is of moderate significance throughout, retaining much of its original spatial quality throughout, and a modest range of historic features which contribute towards its mid 19th century character.

6.0

PLANNING POLICY AND GUIDANCE

6.1

The Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16

"In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Section 66

"In considering whether to grant planning permission [F1or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Section 72

"...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

6.2

The National Planning Policy Framework 2023

The revised National Planning Policy Framework 2023 (NPPF) sets out the Government's planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance.

Paragraph 200

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

6.0

PLANNING POLICY AND GUIDANCE

6.2 cont'd

Paragraph 201

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 203

In determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;*
- and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 205

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 208

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

6.0

PLANNING POLICY AND GUIDANCE

6.3

The London Plan

The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. Policy HC1 Heritage conservation and growth part C is relevant.

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

6.4

The Camden Local Plan 2017

Camden's Local Plan was adopted on 3 July 2017. The relevant parts of the policies are cited below.

Policy D1 – Design

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with "Policy D2 Heritage";*
- e. comprises details and materials that are of high quality and complement the local character;*

Policy D2 – Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

6.0

PLANNING POLICY AND GUIDANCE

6.4 cont'd

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;*
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.*

6.0

PLANNING POLICY AND GUIDANCE

6.4 cont'd

Policy CC1 Climate change mitigation

The Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. We will:

d. support and encourage sensitive energy efficiency improvements to existing buildings;

Supporting text

8.15 Given the significant contribution existing buildings make to Camden's CO2 emissions, the Council will support proposals that seek to sensitively improve the energy efficiency of existing buildings. Further guidance on how the energy performance of existing homes in conservation areas can be improved without harming the character and appearance of the area can be found in our supplementary planning documents ('Energy efficiency planning guidance for conservation areas' and 'Retrofitting planning guidance'). Policy D2 Heritage further explains that the Council will take into consideration the public benefits gained from the improved energy efficiency of existing buildings.

6.5

Primrose Hill Conservation Area Statement 2000

The Conservation Area Statement has a series of guidelines relating to new development within the Primrose Hill Conservation Area.

PH1 New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings. Proposals should be guided by the UDP in terms of the appropriate uses.

PH9 Cleaning or repainting the facade of a building may require listed building consent. Many listed buildings within this Conservation Area have soot-blackened brickwork and distinctive painted surfaces including stucco, joinery and metalwork. The cleaning of brickwork and changes in colour of painted surfaces can have a significant impact upon the character of a listed building or group of listed buildings and in some cases may be unacceptable.

6.0

PLANNING POLICY AND GUIDANCE

6.5 cont'd

PH10 *In all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window pediments and finials, porches, ironwork (window cills, railings), timber framed sash windows, doors, tiled footpaths, roof slates and tiles, decorative brickwork, timber shopfronts, where retained, add to the visual interest of properties. Where these features have been removed, replacement with suitable copies will be encouraged.*

PH11 *The choice of materials in new work is important and will be the subject of control by the Council. Original, traditional materials should be retained wherever possible and repaired only if necessary. Generally routine and regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing, and the painting and repair of wood and metal work will prolong the life of a building and prevent unnecessary decay and damage. Where replacement is the only possible option, materials should be chosen to closely match the original. Generally the use of the original (or as similar as possible) natural materials will be required, and the use of materials such as concrete roof tiles, artificial slate and PVCu windows would not be acceptable.*

PH41 *The erection of a staircase within an existing lightwell may be acceptable where this is an established characteristic of the building group and where the lightwell is sufficiently wide. Staircases should be constructed in painted metal or stone with appropriately detailed handrails, according to the established pattern of construction. Gates within railings should be detailed to match the existing railing pattern and should have discreetly designed hinges and catches. Original fabric should be reused where possible and all new materials should match existing. Plinths should be cut and rounded to allow for access.*

7.0

ASSESSMENT OF THE PROPOSALS

7.1

This section will set out the proposed works to the building and will consider their impact. It will assess this impact in terms of the host building and its special architectural and historic interest as well as the character and appearance of the Primrose Hill Conservation Area. The proposed works will also be considered against the relevant local and national historic environment policies.

Front lightwell

7.2

It is proposed to reinstate a staircase into the front lightwell in the assumed original position, providing access from pavement level to the lower ground floor. External staircases can be found in the same location at nos.2 and 4 Oval Road. The staircase will be constructed of painted cast iron, with a metal handrail. Access to the staircase will be via the original gate in the cast iron railings at pavement level which still survives – the lock box will require replacement as this is extensively damaged and not operational. The gate itself will be refurbished but is also in poor condition and will be replaced on a like for like basis if it is beyond economic repair.

7.3

A staircase in this location is a traditional feature on houses of this age and character and originally provided access for tradesmen and servants directly into the basement area of the house, without the need to use the family's main front door. The proposed works will reinstate the traditional hierarchy and circulation pattern of the house.

7.4

The area beneath the front entrance threshold at ground floor level has been enclosed in the past, with what appear to be Fletton brickwork laid in stretcher bond and then painted. There is a modern flush door and an adjacent panel of dimpled glass blocks, which are of low quality and incongruous in terms of their appearance. It is proposed to replace this infill with a new smooth rendered wall. There will be a traditional four panelled timber door and a traditional, fixed glazed panel adjacent to this, set beneath a brick arch. Taken together this will significantly improve the appearance of this part of the listed building, which is visible from the public realm.

7.5

The floor of the lightwell is currently covered in a concrete finish. It is proposed to remove this and replace it with a new paved finish.

7.0

ASSESSMENT OF THE PROPOSALS



Figures 21 & 22 The original pavement level gate in the front cast iron railings (left) and the crude infill within the lightwell beneath the front entrance landing (right).

7.0

ASSESSMENT OF THE PROPOSALS

- 7.6 The doors to the two under pavement vaults are flush timber and of no intrinsic interest. These will be replaced with new vertically planked timber doors which are traditional in appearance and will enhance the appearance of the lightwell.
- 7.7 An electric car charging point will be installed onto the wall of the lightwell, between the vault doors. This will be very modest in size and will not be easily visible by passers by at pavement level due to its low-level position.
- 7.8 Within the vaults themselves, a Delta membrane system will be applied in order to damp proof the spaces. This will allow inevitable moisture ingress to be collected and removed from the vaults via recessed channels, without causing damage to the underlying masonry. The proposed works will retain the curved shape of the vaults and their individual spatial quality.
- Front Façade**
- 7.9 Like for like and small-scale repairs will be undertaken to the front façade of the building, including repointing where required. The brickwork at 1st and 2nd floor level will also be gently cleaned.
- 7.10 At lower ground floor level, the existing render finish will be carefully removed, and a new painted stucco finish will be installed. This will replicate the current appearance of the lower parts of the building and the contrast between the lower status lightwell façade and the incised stucco finish to the ground floor.
- 7.11 The original cast iron railings around the front lightwell will be repaired and redecorated. At 1st floor level cast iron window guards will be reinstated to the two front windows. These will match the original examples on the neighbouring properties. This will enhance the external appearance of the house and reinforce its group architectural quality and coherence.

7.0

ASSESSMENT OF THE PROPOSALS

Windows

- 7.12 The two windows in the ground floor flank elevation of the rear outrigger will be replaced. These are not original, and their replacement will not result in the loss of any fabric of demonstrable historic value. The new units will be traditional painted timber, double hung sashes, with the same glazing configuration as the existing windows. This will preserve the overall character of the building, in an area of lower significance, at the rear of the property and in a subsidiary outrigger. The slim sealed units will have a depth of only 14mm and the glazing bars will be integral to the panes, ensuring a traditional appearance to the windows, whilst allowing for an upgrade in their thermal performance and an improvement to the sustainability credentials of the property. In terms of the visual impact of the glass itself, Historic England's guidance confirms that *"....the reflective properties of secondary and double-glazing as compared to modern, polished single glazing, do not usually harm the significance of the building"* (Traditional Windows: their care, repair and upgrading, page 63).
- 7.13 The existing rear window at 2nd floor level is in poor condition and it is proposed to replace this to the same specification and detail as the windows in the outrigger. This will maintain the overall character of the rear façade.
- 7.14 A new window opening will be created in the rear elevation of the outrigger at ground floor level. This will have a traditional arched head and a painted timber sliding sash with a three over three configuration which matches the other windows on the rear outrigger. This will have the same design specification as the replacement windows elsewhere.
- 7.15 The scale and proportions of the new opening are considered acceptable and sit comfortably within the architectural hierarchy of the rear elevation. There are similar windows to the rear facades of the outriggers at nos.2 and 8 Oval Road and thus the proposed new opening will relate well to the existing pattern of development within the group. Indeed, the window opening at no.4 Oval Road was granted planning permission (2016/1406/P) and listed building consent (2016/2071/L) on 30 June 2016.

7.0

ASSESSMENT OF THE PROPOSALS

Internal Works

- 7.16 A small new WC will be introduced within the rear outrigger at lower ground floor level. There is already a cupboard with a modern sliding door in this position. A new partition will replace the existing door and a WC and basin will be installed. Drainage for the new facilities will run directly out beneath the floor and connect with the drain/pipework located in the corner between the main rear façade and the outrigger.
- 7.17 The rear room at 1st floor level already has a WC and basin fitted into the space. This room will be refurbished as the master bathroom. The WC and basin will be re-provided in the same position, allowing for connection into existing servicing. A bath and shower will also be installed. Hot and cold water pipes, as well as drainage, will largely be located between the joists, which run from front to back. This will minimise the need for notching of the joists. Extraction will be provided through the rear wall of the house, with a small, discreetly positioned grille adjacent to the window. This will be positioned adjacent to other pipework and servicing, in an area of lower significance at the rear of the building.
- 7.18 The proposed bathroom will be open in character, with no harmful impact upon the plan form or spatial quality of the rear room at this floor level. It will be connected through to the adjacent bedroom via the existing double doors in the spine wall.
- 7.19 The existing bathroom fittings in the rear outrigger at ground floor level will be removed and the space will become a study/bedroom.
- 7.20 Secondary glazing will be installed to the front windows at 1st floor level, where the master bedroom is located. This will be positioned to avoid any impact upon the existing windows and shutters.

7.0

ASSESSMENT OF THE PROPOSALS

Assessment of the proposals against the relevant policy framework

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 7.21 The main issues for consideration in relation to this application are the effect of the proposals on no.6 Oval Road as a listed building and the impact of external changes to the building on the character and appearance of the Primrose Hill Conservation Area. The relevant statutory provisions in relation to these matters are contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 at sections 16 and 72.
- 7.22 Within the front lightwell a staircase will be reinstated in the correct historic position, providing access from pavement level. This will utilise the original gate in the front railings and will reinstate a traditional element with the lightwell, reintroducing the historic circulation route used by trades and servants down to the lower ground floor accommodation.
- 7.23 The overall appearance of the lightwell will also be improved through the replacement of the existing concrete floor with a new paved finish, and the replacement of the low-quality infill panel beneath the front landing. This will be faced in render and with a traditional door and window, enhancing the appearance of the lightwell and the front of the building.
- 7.24 The works also include repairs to the front façade where brickwork will be repointed and gently cleaned, the front lightwell railings will be refurbished and redecorated and the painted stucco to the lower ground floor elevation within the lightwell will be replaced on a like for like basis. Overall, this will improve the appearance of the front elevation and enhance its contribution to the streetscene and the wider terrace.
- 7.25 To the rear outrigger, two non-original windows will be replaced with new, traditional painted timber sliding sashes. These will have slim 14mm sealed units and slim, moulded integral glazing bars, ensuring that the new fenestration has a traditional appearance. A new window opening will be created in the rear façade of the outrigger at ground floor level. This will be of correct scale and

7.0

ASSESSMENT OF THE PROPOSALS

7.25 cont'd

proportions for its position on the building. It will have a painted timber, double glazed sash to ensure a traditional appearance. The new window opening will match windows in a similar location on adjacent buildings and will thus preserve the pattern of development along the terrace.

7.26

To the vaults the damp proofing will be undertaken using a Delta system which is widely used on historic buildings, and which allows inevitable moisture penetration to be removed from the structure, avoiding any long-term damage to the masonry of the vaults. The damp proofing works will retain the characteristic curved shape of the vaults and their unique spatial quality.

7.27

Internally the proposed works are modest in their scale and scope, refitting the existing bathroom in the rear room at 1st floor level and creating a small WC within the rear outrigger to the ground floor.

7.28

This Statement has demonstrated that the proposals will be of an appropriate design, scale and specification for the character of the building and its surrounding context. Thus, the special architectural and historic interest of the listed building and the character and appearance of the Primrose Hill Conservation Area will be preserved, in line with the relevant statutory duties.

7.29

National Planning Policy Framework 2021

The NPPF requires the significance of heritage assets to be described and for planning applications to take account of the desirability of sustaining and enhancing this significance. New development should make a positive contribution to local character and distinctiveness. Great weight should be given to the conservation of the heritage asset when considering the impact of a proposed development. The more important the asset the greater the weight should be.

7.0

ASSESSMENT OF THE PROPOSALS

7.30

This Heritage Statement has provided a thorough analysis of the significance of the listed building and the relative contribution of the various parts to its special architectural and historic interest. The proposals will conserve its significance and make a positive contribution to local character and distinctiveness. Consequently, the proposals are considered to comply with the requirements of the NPPF.

7.31

The London Plan 2021

The proposals are considered to comply with the adopted London Plan (2021). The thrust of Policy HC1 - Heritage conservation and growth is that the significance of heritage assets should be conserved and that enhancement opportunities should be identified early on in the design process. Here, the works within the lightwell will enhance the appearance and historic interest of the listed building and the wider repair, refurbishment and redecoration works are also considered an enhancement. The small-scale changes to the 1st floor bathroom and the incorporation of a new downstairs WC will improve the layout of the property and increase its attractiveness to current and future occupiers. This will ensure the ongoing occupancy and maintenance of the listed building without harm to its significance or special interest. Overall, the affected heritage assets (the listed building and the surrounding Primrose Hill Conservation Area) will be conserved.

7.32

The London Borough of Camden Local Plan 2017

The proposed works are considered to comply with the relevant sections of the London Borough of Camden's Local Plan 2017. **Policy D1 – Design** requires development to respect local context and character, preserve or enhance the historic environment and heritage assets, and comprise details and materials that are of high quality and complement local character. **Policy D2 – Heritage** outlines that the Council will preserve, and where appropriate enhance the borough's rich and diverse heritage assets, including conservation areas and listed buildings. Any less than substantial harm must be outweighed convincingly by the public benefits of the scheme. In conservation areas, development is required to preserve or where possible, enhance their character or appearance. With regard to listed buildings, the Council will resist proposals to alter or extend them where this would cause harm to their special architectural or historic interest and setting.

7.0

ASSESSMENT OF THE PROPOSALS

- 7.33 The proposals will have no harmful impact upon the internal character or significance of the listed building, with only very modest works proposed. The damp proofing to the under-pavement vaults will be undertaken using a well-established method for historic buildings and will allow these spaces to be better used, but without harm to their intrinsic character.
- 7.34 Externally the works include essential repair, refurbishment and redecoration, which will enhance the appearance of the listed building. The reintroduction of a staircase in the front lightwell will reinstate a traditional feature of buildings of this age and character. At the rear, the new window in the outrigger will sit comfortably with its existing character and fenestration pattern, both to the host building and the wider terrace. Overall, the proposals will cause no harm, and the special architectural and historic interest of the listed building and the character and appearance of the Primrose Hill Conservation Area will be preserved.
- 7.35 With regard to the incorporation of slimline double-glazed windows to the rear outrigger, these will comply **with Policy CC1 Climate change mitigation** which requires all development to minimise the effects of climate change, including supporting and encouraging sensitive energy efficiency improvements to existing buildings. These double-glazed windows are located in an area of lower significance which does not affect the front, street facing façade of the listed building and will improve the energy efficiency of the listed building without harm to its significance. If any harm is identified, then in line with the supporting text to the policy, the improved energy efficiency of existing buildings is a public benefit which is capable of outweighing this harm.
- Primrose Hill Conservation Area Statement 2000**
- 7.36 The proposals comply with the guidance contained within the Primrose Hill Conservation Area Statement. They will enhance the external appearance of the listed building through careful repair, redecoration and the reinstatement of traditional elements, which in turn will enhance the streetscene and the character and appearance of this part of the conservation area (PH1, PH10 and PH11). In line with PH9, the cleaning of the brickwork to the front façade will be gentle and will not utilise any harsh abrasives or chemicals, ensuring that the brickwork retains a patina of age.

7.0

ASSESSMENT OF THE PROPOSALS

7.37

The proposed reinstatement of the staircase in the front lightwell will comply with PH41 and will reflect the original layout of the listed building and the character of the group of houses at nos.2-10 Oval Road. The staircase will be in painted metal and the original gate at pavement level will be reused, in compliance with this policy.

8.0

CONCLUSION

- 8.1 This statement has been produced in support of applications for planning permission and listed building consent at no.6 Oval Road for various internal and external alterations to the property.
- 8.2 The proposed works are relatively minor in scale, particularly with regard to the interior of the house where the existing layout and circulation pattern will be largely retained. The works to the under-pavement vaults and within the front lightwell will enhance its historic character and will utilise appropriate materials and repair techniques.
- 8.3 The proposals will enhance the high significance front façade of the listed building and its positive contribution to the streetscene along Oval Road, as well as the character and appearance of this part of the Primrose Hill Conservation Area. The works to the outrigger will affect an area of lower significance, which is largely concealed in views from the public realm. Notwithstanding this, the new window aperture and the replacement traditional timber sliding sashes will be appropriately and sympathetically designed. They will sit comfortably in relation to the character of the fenestration elsewhere on the rear outrigger, and to the main rear façade of the listed building.
- 8.4 The proposals will preserve the special interest of the listed building and the character and appearance of the Primrose Hill Conservation Area in compliance with the Planning (Listed Buildings and Conservation Areas) Act 1990. They also comply with the provisions of the National Planning Policy Framework 2023, the London Plan 2021, the London Borough of Camden Local Plan 2017 and the Primrose Hill Conservation Area Statement 2000.

Thank you for Viewing our Heritage Statement

If you have any queries or would like to discuss anything further with us, please don't hesitate to get in contact hello@fullerlong.com

