

Application ref: 2024/2045/L
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Date: 10 July 2024

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London Borough of Camden
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MATA Architects
Unit 114
65 Alfred Road
London
W2 5EU

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
6 Oval Road
London
NW1 7EB

Proposal:

External and internal alterations, including replacement of 3 x windows and insertion of new window opening to rear elevation and outrigger with double glazed timber frame units; alterations in front lightwell to provide new metal stairs, balustrade and repair/replace street access gate, replacement door and fixed glazed window; installation of new timber doors to front vaults, provision of wall mounted car charging point and refurbishment work to vaults, including damp proof works; general like-for-like repair/making good works to the external surfaces and windows on front and rear façades; internal rearrangement of WC and bathroom facilities at lower ground, ground and 1st floor levels.

Drawing Nos: P001, P150, P170, P200, P220 rev A, P500, P501, P550, P600 to P603 (inclusive); Heritage Statement from Fuller Long (ref. FL12349) dated 13/05/2024.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: P001, P150, P170, P200, P220 rev A, P500, P501, P550, P600 to P603 (inclusive); Heritage Statement from Fuller Long (ref. FL12349) dated 13/05/2024.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The principal consideration material to the determination of this application is the impact of the proposal on the Grade II listed building, its features of special architectural or historic interest.

The host property forms part of a group of five terraced houses dating from the mid 19th century and which are now listed Grade II. The building is set over four floors, including a basement storey, constructed of yellow stock brick with stucco embellishment and a modern flat roof, concealed behind the parapet.

The front facade of the host building has a moderate to high degree of architectural significance by virtue of its prevailing style, materials and detailing within the wider group of five terraced houses. The rear elevation is of less significance given its plainer character and lack of architectural detailing. Internally, the building is of moderate significance given the retention of some historic features and original spatial layout.

All proposed works are relatively minor in scale, particularly in 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.

An electric car charging point, installed onto the wall of the lightwell between the vault doors, would appear as a minor modern addition, and would not be easily visible from public view given its diminutive size and low position.

At the request of the Primrose Hill Conservation Area Advisory Committee, the applicant altered the proposed design of an external door (D001) at lower

ground floor so as to match an existing door.

Overall, therefore, the various internal and external alterations proposed, in terms of the design, size, location, colour and materials used, are considered to be appropriate and would sensitively assist in refurbishing the property without loss or harm to any historic features or fabric of the building. As such, the proposals would be sympathetic to the architectural and historic interest of the Grade II listed building and its' setting.

Moreover, the proposals are considered to enhance the townscape value and aesthetic contribution that the host building makes to both the wider terrace and the character and appearance of the Primrose Hill Conservation Area, and are acceptable.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the

Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer