

**Listed building consent application:  
Proposed minor internal and external  
alterations and details of essential  
garden wall repair/re-building**

**Design and Access, including Heritage,  
Statement**

**49 Gloucester Crescent  
London  
W1 7EG**

**June 2012**

## 1.0 Introduction

- 1.1 These proposals are for minor internal alterations, a small alteration to external pipework and the essential repair and rebuilding of a leaning garden wall and bin store. This Statement is therefore brief. It is not proportionate to prepare a fully detailed heritage assessment. Nevertheless, we note that 49 Gloucester Crescent (also known as 10 Oval Road) is a Grade II building that forms part of a terrace of listed houses known as nos 2 - 10 Oval Road. The listed terrace's description states:

**"CAMDEN: TQ2883NE OVAL ROAD  
798-1/76/1257 (East side)  
14/05/74 Nos.2-10 (Even)  
and attached railings  
GV II**

*Terrace of 5 houses. c1835. Yellow stock brick with rusticated stucco ground floor and plain 1st floor band. Symmetrical terrace with projecting end houses. 3 storeys and basements. 2 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; 1st floor with cornices and cast-iron window guards. End houses with stucco 2nd 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."*

- 1.2 A photographic record of the setting of the listed terrace within Sub-Area 4: Gloucester Crescent within the Primrose Hill Conservation Area is at Appendix 1. Extracts of the Primrose Hill Conservation Area Statement (2011) are at Appendix 2.
- 1.3 **Area 4: Gloucester Crescent** and Oval Road has many listed buildings - mainly Victorian terraces. Gloucester Crescent curves from the junction with Inverness Street and joins Oval Road at both ends to form a "D" shape. Although there are no street trees, this road has a predominantly green character. The houses are set back from the highway and have front gardens containing many large trees. The front gardens are bounded by brick walls of approximately 1.2 m high with

brick piers, timber gates and decorative features including perforated brickwork and rendered panels. A number of walls in front garden areas have been altered.

- 1.3 On the corner of Gloucester Crescent and Oval Road is the former piano factory, which dates from 1852. The property is particularly distinctive due to its corner location, its size, at four stories high with basements, and its circular form.

- 1.4 The principal reference to the application property in the Conservation Area statement is:

*"On the east side of Oval Road, close to the pavement and adjacent to Regent's Park Terrace are five smaller listed terrace houses at nos. 2 - 10 Oval Road. 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."*

## 2.0 The Proposal

- 2.1 We are seeking listed building consent for:

*"Proposed minor internal alterations: GROUND FLOOR: formation of a new doorway and sealing up old doorway of kitchen wall (retrospective); proposed alteration of chimney breast in kitchen; FIRST FLOOR: no changes; SECOND FLOOR: remove part of wall to create a new doorway and alterations to form an en-suite bathroom with stud wall; EXTERNAL ELEVATION: small re-location and alteration to external foul outflow at 2nd floor level on rear elevation. EXTERNAL GARDEN: Essential repair and re-build leaning garden walls and re-organisation of bin store."*

- 2.2 The internal alterations are needed as minor improvements to the living accommodation of the three storey house. There is a separate basement flat (no: 49A). The proposals will create more space: essential in this rather oddly shaped flat-iron property. No fabric of any particular architectural or historic

importance would be removed or affected -- see photographs that Appendix 3.

- 2.3 The external alterations are needed because of the damage by the trees within the garden to the garden wall and bin store. A detailed Structural Report is included at Appendix 4.

### 3.0 Planning history

- 3.1 There is no relevant planning history apart from the permissions granted to lop branches from the large trees within the grounds of the property - see Appendix 5.

### 4.0 Planning Policy

- 4.1 The National Planning Policy Framework that came into force on 27 March 2012 sets out several matters that are relevant to this listed building application. Paragraph 128 sets out the information applicants should include in support of listed building applications and states:

*“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 heritage assets assessed using appropriate expertise where necessary ...”*

- 4.2 As these proposals are minor we do not add further information here about relevant policy as those matters will be very familiar to Officers.

**5.0 The significance of the heritage assets (NPPF para 128)  
And Conclusions**

- 5.1 The listed building description and Conservation Area Statement confirm that this property is an important historic element in an area of considerable architectural and historic importance. Primrose Hill Conservation Area was designated on 1 October 1971 and extended (not in Area 4: Gloucester Crescent) in June 1985. It is residential in character and also has a number of local industries, shopping centres, a primary school and, close by, open space. There are many listed buildings in Gloucester Crescent and Oval Road and these are shown at page 25 - see Appendix 2.
- 5.2 The subject property is indeed part of a terrace of five listed townhouses. However, their importance lies primarily in their external appearance. This terrace was erected in 1835 and is part of a reasonably intact sequence of terraces and crescents from that period. However, these proposals would not affect the external appearance of the house, or the listed terrace or neighbouring important buildings. The proposed works are essential repairs or so modest that they could not have any direct adverse impact.
- 5.3 It is noted that when the building was listed in 1974, soon after the Conservation Area was designated, no internal inspection had been made. The photographs attached at Appendix 3 of the internal parts of the building confirm that much of the unremarkable original fabric remains unchanged. The walls and chimney breast to be altered are particularly ordinary. These areas proposed for alteration and repair are not significant and or worthy of retention either individually or cumulatively. The new doorway to the kitchen (undertaken in 2007 but alas without prior LBC) is an acceptable alteration and should be granted retrospective LBC.
- 5.4 The important elements of these proposals, in my opinion, relate to the essential repair and rebuilding of the garden wall (that I believe we do not need listed building consent for, but are included now for completeness sake). The minor re-routing of a foul outflow pipe is de minimis and the replacement bin store is out of sight behind the garden wall and trees, and also an

insignificant change, but should be completed re-using matching bricks.

- 5.5 The external appearance of this property and its boundary features are particularly mentioned in the listed building description and the Conservation Area Statement and the owner should therefore be encouraged to remedy these significant structural problems with the garden wall, as part of the modest proposals to improve the layout and space of the interior of this property, at the earliest opportunity.

Richard Greenwood BA (Hons) BPI MRTPI IHBC (L)

25th June 2012

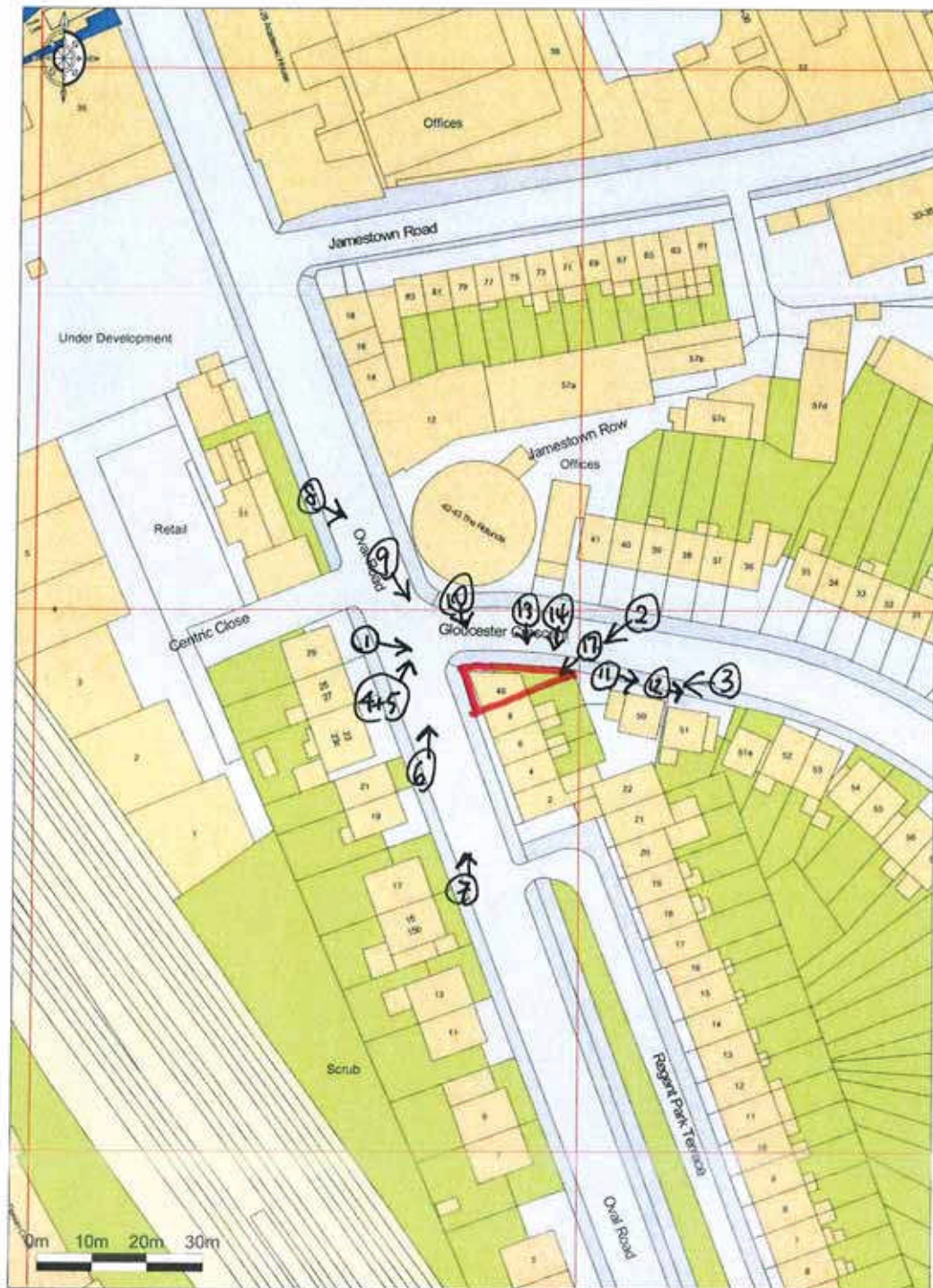
**appendix**

**1**



Benchmark /01 A  
Location Plan 1:1,250

## PHOTOGRAPH POINTS



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49 Gloucester Crescent,  
London NW1 7EG





Plate: 1: 49 Gloucester Crescent NW1 7EG



Plate: 2: 49 Gloucester Crescent NW1 7EG





Plate: 3: 49 Gloucester Crescent NW1 7EG



Plate: 4: 49 Gloucester Crescent NW1 7EG





Plate: 5: 49 Gloucester Crescent NW1 7EG



Plate: 6: 49 Gloucester Crescent NW1 7EG





Plate: 7: 49 Gloucester Crescent NW1 7EG



Plate: 8: 49 Gloucester Crescent NW1 7EG









Plate: 11: 49 Gloucester Crescent NW1 7EG



Plate: 12: 49 Gloucester Crescent NW1 7EG





Plate: 13: 49 Gloucester Crescent NW1 7EG



Plate: 14: 49 Gloucester Crescent NW1 7EG



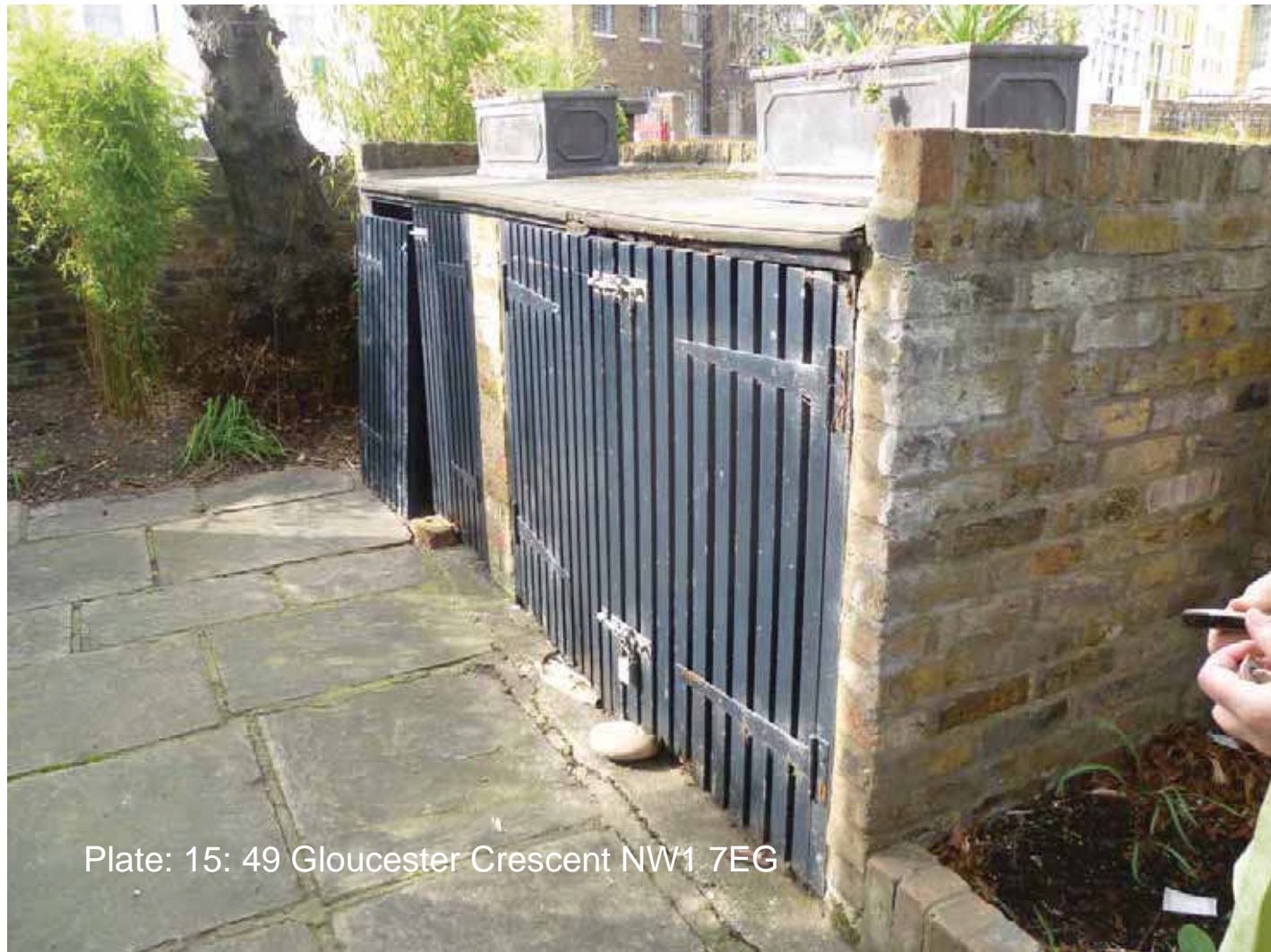


Plate: 15: 49 Gloucester Crescent NW1 7EG



Plate: 16: 49 Gloucester Crescent NW1 7EG

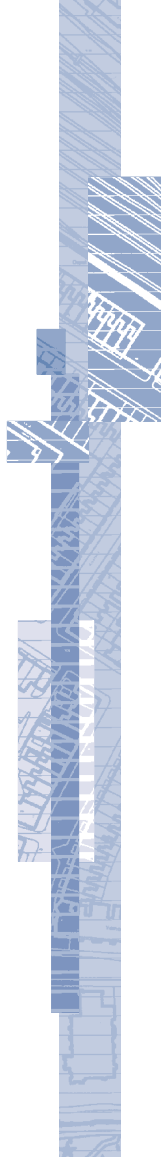




Plate: 17: 49 Gloucester Crescent NW1 7EG

**appendix**

**2**



# Conservation *area statement* ► **Primrose Hill**









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# PRIMROSE HILL

## *Conservation Area Statement*

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The aim of this statement is to provide a clear indication of the Council's approach to the preservation and enhancement of the Primrose Hill Conservation Area.

The statement is for the use of local residents, community groups, businesses, property owners, architects and developers as an aid to the formulation and design of development proposals and change in the area. The statement will be used by the Council in the assessment of all development proposals.

Camden has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate as conservation areas any "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Designation provides the basis for policies designed to preserve or enhance the special interest of such an area. Designation also introduces a general control over the demolition of unlisted buildings. The Council's policies and guidance for Conservation Areas are contained in the Unitary Development Plan (UDP) and Supplementary Planning Guidance (SPG). This Statement is part of SPG and gives additional detailed guidance in support of UDP policies.

The Statement describes the character of the area, provides an outline of the key issues and identifies development pressures which are currently a cause of concern. The statement also sets out the key policy framework relevant to the Conservation Area and formulates specific guidance for it.

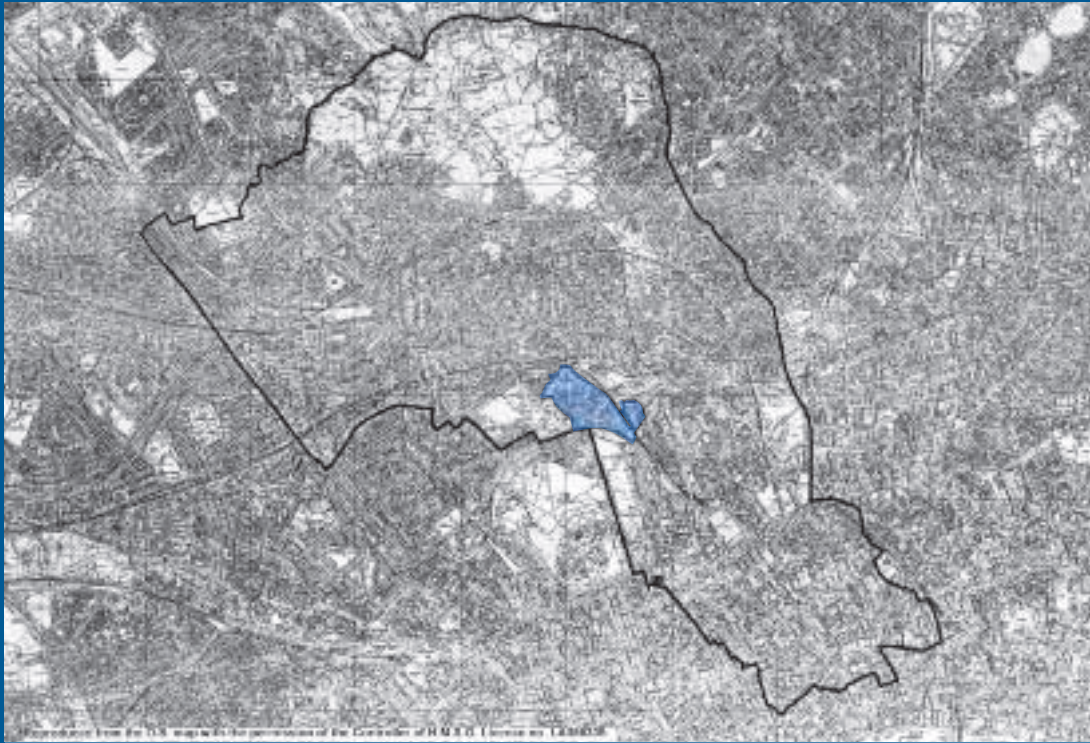
It is not the intention of the Statement to contain proposals for the enhancement of the public realm. The Council has produced a Streetscape Design manual for Camden and all public realm enhancement work will be undertaken in accordance with it. The manual identifies an overall image for the Borough in terms of appearance of the streetscape with respect to surfacing materials, furnishings and lighting and, where appropriate, identification of the



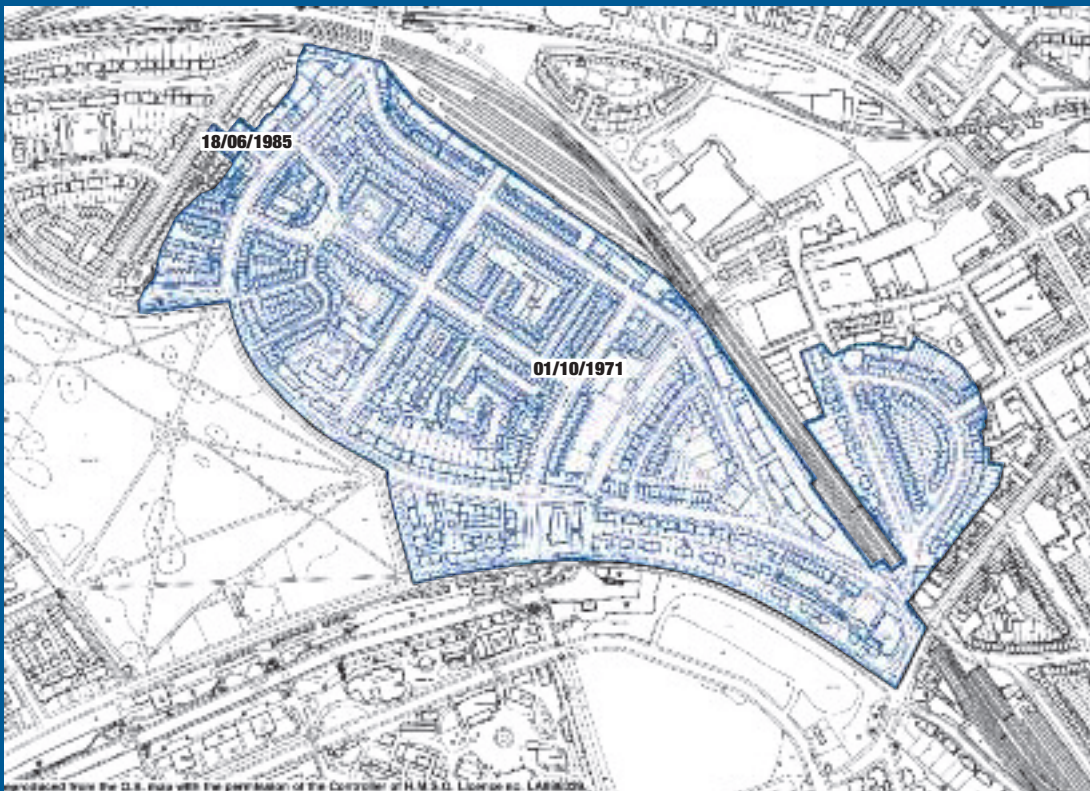
special characteristics of smaller areas within it. There is a reference guide for the use of standard design details, surfacing materials, street furniture and street lighting to be used in engineering, traffic management and other environmental improvement schemes. This includes sample illustrations of best practice, e.g. for historical street settings, typical street settings within Conservation Areas.



## LOCATION



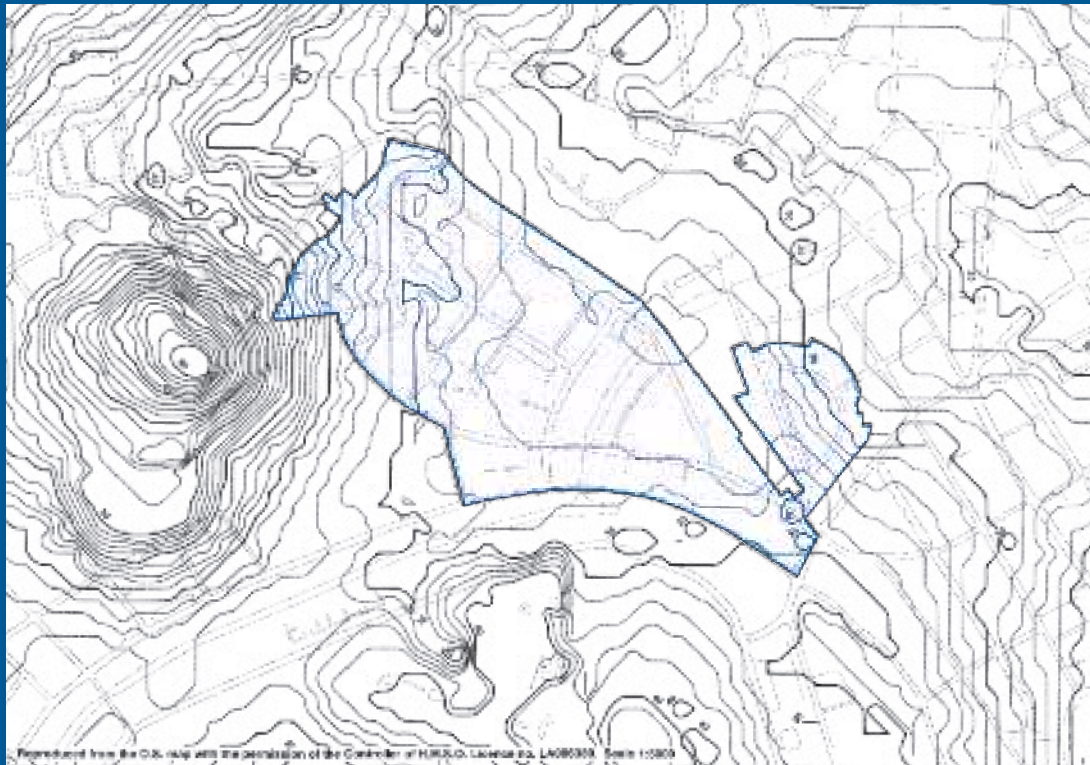
*Camden and location of the Conservation Area*



*Designation date*

Location





*Topography*



*Urban Grain*



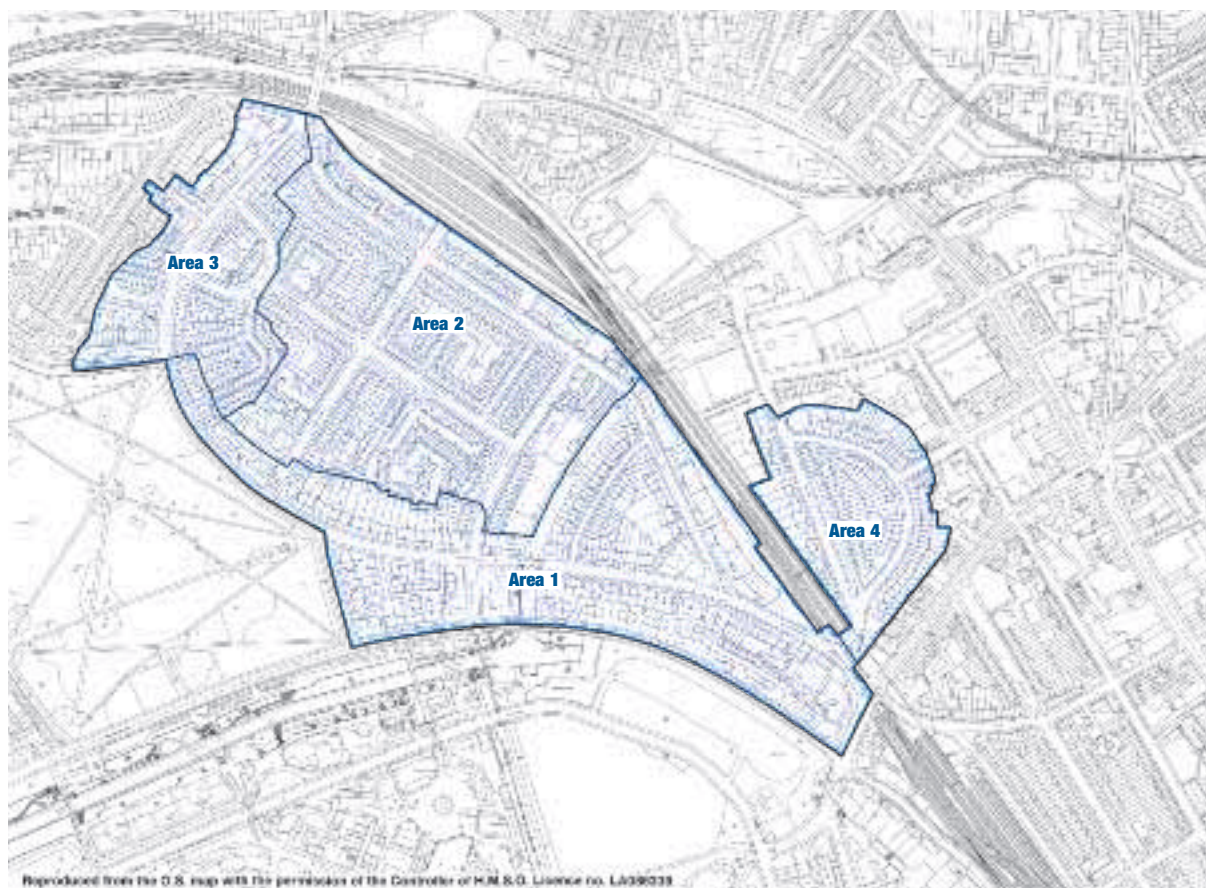
## PLANNING HISTORY

The Primrose Hill Conservation Area was designated on 1st October 1971 and extended to include the north part of Erskine Road on the 18th June 1985. The designation report notes that the character of the area “is made up of a series of well laid out Victorian terraces. It is residential in character, although there are a number of local industries, and it has its own shopping centres, a primary school and, because of the vicinity of Primrose Hill, is extremely well provided with open space”.

On 3rd March 1983 Permitted Development Rights relating to single family dwelling houses and minor operations, were withdrawn by an Article 4 Direction under the Town and Country Planning General Development Orders 1977 (now updated as General Permitted Development Order 1995). The operation of the Article 4 direction is explained further in the Guidance section of this document.

For the purposes of this Statement the Conservation Area is divided into four sub-areas entitled:

- Regent’s Park Road South
- Central Area
- Regent’s Park Road North
- Gloucester Crescent



*Sub areas*



# HISTORY

From Medieval times, the area covered by the Primrose Hill Conservation Area was open fields with small lanes running alongside. The land ownership of the area was irregular and largely defined by field boundaries and small streams. The existing Conservation Area is primarily located on land owned by Lord Southampton, while land to the north and west was owned by Eton College and to the south by the Crown Estate.

From the 17th century, the Chalk Farm Tavern was located on the site of the current building at No.89 Regent's Park Road. The tavern was famous for its shooting grounds and large pleasure gardens to the area now surrounded by Berkley Road, Sharpleshall Street and Regent's Park Road.

1820



It was not until the mid 19th century that extensive development of the area began, in response to the expansion of London as both a trade centre and fashionable place to live. The first major development was the Regent's Canal, which linked the Grand Canal Junction at Paddington and London Docks. The completion of the canal in 1820 was followed by proposals to develop Lord Southampton's land for housing. As with Nash's development surrounding Regent's Park, the canal was not seen as a hindrance to development, and an estate was envisaged of large suburban villas with substantial gardens.

The estate was developed in the 1840s after the building of the London and Birmingham Railway in the 1830s. A map dated 1834, shows a railway terminus located at Chalk Farm. However, it soon became obvious that the railway needed to terminate closer to the heart of London, and Euston Square was chosen for the site of the new station.

The railway line extension to Euston had to negotiate a steep incline and consequently, a winch was used to haul trains as far as Chalk Farm. The straight track required for the winch meant the line had to run directly to Euston, necessitating the purchase of part of Lord Southampton's land. This entailed the repositioning of the northern section of Gloucester Avenue, with a sharp bend west of the canal bridge and a steep curve to the junction with Regent's Park Road.

1840



In 1840, the Southampton Estate was sold in freehold portions for development. The sale map shows a grand estate consisting of large semi-detached and detached villas located in generous gardens. The layout reflects the current street pattern of the area and incorporates the sweeping curves of the villa development with the addition of a formal intersection and garden at the centre and retention of the Chalk Farm Tavern gardens. Notably, a number of villas were even planned to address the railway line, which, with the use of winches to pull the trains from Euston to Chalk Farm, was then far less busy or noisy than it was eventually to become.

A number of well known purchasers of the Southampton Estate included entrepreneur builders, wealthy citizens and the Crown commissioners, who purchased between five and six lots in order to form part of the Primrose Hill, which was opened to the public in 1841.

Development of the buildings occurred sporadically throughout the 1840s. During this time, the last remaining strip of Crown land to the north of Nash's Regent's Park layout was developed as villas, involving the purchase of

small lots of land from various owners of the Southampton freeholds. A map dated 1849 shows the majority of development concentrated around Regent's Park and towards Camden Town. Smaller developments had also been completed and included a pair of semi-detached villas at the north end of Fitzroy Road and a villa terrace at the north end of Regent's Park Road. The majority of these developments took the form of villa style properties set in their own grounds, or grand terrace compositions with formal landscaped areas. However, this development differed considerably from that shown in the original plans for the area. The houses were much less grand and the pattern of development much denser than had been envisaged. Notably out of character with the original concept was the incorporation of the small terraces of railway workers cottages to the rear of Chalcot Road.



A map dated 1860 shows that the development of villa style properties had extended westwards along Regent's Park Road, opposite Primrose Hill Park. Elsewhere, however, the large villas had been abandoned for more formal terrace compositions following a variety of styles. The new layout included symmetrical terraces, St George's Terrace and Chamberlain Street, a formal square, Chalcot Square, and a sweeping crescent, Chalcot Crescent. The latter is particularly of note as the crescent sweeps gracefully to its east side at the expense of the quality of individual buildings, which are shallow in depth and have small rear garden spaces. Such variety of layout reflects the architectural fashions of the time, whilst the compromises to layout may indicate competitiveness between the architects and conflict between the new landowners.



The importance of the railway grew throughout the 19th century. The winch was abandoned as more powerful train engines were bought into use, large railway sheds were erected alongside Gloucester Avenue and the track area increased in size. A number of businesses were located within easy distance of the railway, with access also to Gloucester Avenue. A notable example is the former "Electric Telegraph Company" complex at No.44 Gloucester Avenue, which includes the house at No.44A Gloucester Avenue. As a consequence of the growth of the railway and associated activities, noise, vibration and smoke pollution increased, at the expense of the surrounding environment. It quickly became apparent that grand villas could not be placed near the railway line and instead, simple terraces were erected in Gloucester Avenue and adjoining streets. It was only in the 1970s, when the railway line was electrified, that the environmental quality of the estate began to improve.

By 1870, the Southampton Estate land had been largely developed. Whilst the wide roads of the villa layout were retained, the density of development, particularly in the later phases, was significantly higher than originally intended, particularly in locations close to the railway line. The Chalk Farm Tavern gardens had been built upon and the large circular garden space to the centre of the estate was lost. Further streets and mews buildings were introduced to the planned layout, such as Kingstown Street (then Fitzroy Place), Edis Street (then Eton Street) and Egbert Street. These later developments were of regular town-style residential terraces. At the rears of these properties, the long villa gardens were exchanged for small gardens backing onto industrial units or stables.

Manufacturing and the arts played a large part in the development of the Conservation Area. Alongside Camden Town and Kentish Town, the Primrose Hill area became a centre for piano manufacturing. Notable manufacturers

included J Spencer and Co, which were located at the end of Egbert Street, John and James Hopkinson, located in Fitzroy Road, and Collard and Collard, located on the corner of Gloucester Crescent and Oval Road. The area became well known for its association with the arts, and in 1877 a group of 12 artists studios, the “Primrose Hill Studios”, were erected by Alfred Healey to the central block behind Fitzroy Road. The studios have housed a number of famous artists including Arthur Rackham, illustrator, and Henry Wood, conductor.

Other uses incorporated into the area in the 19th century included a boys home, located on the corner of Regent’s Park Road and Ainger Road, St. Marks Church in St. Mark’s Square, Primrose Hill Primary School in Princess Road and various shopping parades to Regent’s Park Road, Gloucester Avenue, Princess Road and Chalcot Road.

The final built form of the Conservation Area varied considerably from what was originally intended by the Southampton Estate planners, due to a number of factors. The neighbouring railway line had a significant impact upon the physical layout and environmental quality of the area. This was apparent as many of the buildings which were located close to the railway fell into disrepair, as the poor state of the environment discouraged investment. This was a trend that was only reversed on electrification of the railway line in the 1970s. Other factors included the increased pressure for development due to the fast growth of London, changing architectural tastes and the differences in land ownership across the Southampton freehold.

In the 20th century, the estate experienced a number of changes. World War II bomb damage required substantial repairs to a number of buildings, whilst others were completely destroyed. Redevelopment of bomb sites occurred throughout the latter half of the 20th century and included 10 Regent’s Park Road, redeveloped in 1954-6 as a block of flats and studios; Auden Place, former railway workers cottages, redeveloped in 1970 as housing; and Waterside Place, off Princess Road, redeveloped as housing. Other sporadic developments occurred throughout the 20th century.

### Significant views:

- **Bridge Approach & Regent's Park Road:** View south across railway bridge towards the Conservation Area and the intersection of Gloucester Avenue, Regent's Park Road and King Henry's Road
- **St. George's Terrace:** Views of the terrace from Primrose Hill and Regent's Park Road
- Views from secondary roads of **Chalcot Square, Primrose Hill** and **Regent's Park Road** and conversely, views into secondary roads from these spaces
- **Regent's Park Road:** View into St. George's Mews
- **Regent's Park Road:** Views north into Regent's Park Road when approaching from Primrose Hill Park
- **Regent's Park Road:** Views north of the railway bridge
- **Regent's Park Road:** Views south of Primrose Hill

### Negative buildings:

One building is considered to detract from the character and appearance of this part of the Conservation Area due to inappropriate qualities such as bulk, scale, height, materials, the way in which they address the street or application of architectural details:

- Electricity Sub Station in Berkley Road

## SUB AREA FOUR Gloucester Crescent



## INTRODUCTION

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. The description of this sub area will be on a street by street basis.

## TOPOGRAPHY AND CHARACTER

### Inverness Street

The boundary of the Conservation Area cuts across the west end of Inverness Street. This is a wide road that forms a transition from the lively urban character of Camden Town to the more sedate leafy character of the Conservation Area. Views along Inverness Street are therefore of significance, particularly the view west that is terminated by villas on Gloucester Crescent and the backs of properties on Regent's Park Terrace.

Within Inverness Street there are a number of listed mid 19th century terrace houses, located close to the highway with narrow lightwells and railings. These properties are detailed with rusticated stucco at ground floor level, stucco detailing to window openings and cornices and iron balconies. Nos.37-43 Inverness Street form a symmetrical composition, with blind windows and stucco detailing to the flank wall of No.23 Gloucester Crescent reflecting that of No.37 Inverness Street.





## Gloucester Crescent

Gloucester Crescent curves from the junction with Inverness Street and joins Oval Road at both ends to form a “D” shape. Although there are no street trees, this road has a predominantly green character. The houses are set back from the highway and have substantial front gardens containing many large trees, including Lime, Horse Chestnut, Silver Birch and London Plane. These front gardens are bounded by brick walls of approximately 1.2 metres high with brick piers, timber gates and decorative features including perforated brickwork and rendered panels. A number of walls and front garden areas have been altered or lost to forecourt parking. These alterations have had a significant negative impact on the green character of this part of the Conservation Area and the setting of the buildings.

There are four main building groups on Gloucester Crescent. The first and most distinctive group is the Italianate villas by Henry Bassett at Nos.3-22 Gloucester Crescent, located on the south east side of the Crescent. These listed villas form a highly decorative brick and stucco terrace, which consists of linked symmetrical groups of buildings. These buildings sweep around the curve of the crescent and are particularly grand in elevational design and detailing. They are three or four storeys high with semi basements and raised ground floors. The facades are



constructed of London yellow stock brick with white painted decorative stucco detailing to window surrounds, porches, cornices and console brackets. Other features include metal balconies, sash windows, hipped roofs, highly decorative chimney stacks, roof pediments and towers with loggias.

The second building group consists of three listed terraces at Nos.24-41 Gloucester Crescent, located on the north east side of the Crescent. Each terrace is of six or seven buildings of four storeys high with basements and recessed entrance bays to the end of terrace properties. These terraces are simply detailed with London stock brick facades with white painted rusticated stucco at ground and basement levels, projecting porches, first floor stucco window surrounds, first floor balconies with railings and stucco cornices defining the attic storey and parapet line.



The third building group consists of three houses at Nos.50, 51 & 51A Gloucester Crescent, located on the north west side of the Crescent. The oldest of these buildings may have 19th century origins and is likely to have been associated with Regent's Park Terrace, providing garage or stable accommodation. These houses are small in scale, being two storeys high, affording views from Gloucester Crescent of trees in rear gardens and taller properties on Regent's Park Terrace and Oval Road.

The fourth building group is a series of linked semi detached villas at Nos.1,2, & 52-70 Gloucester Crescent, located at the far south east and on the west side of the Crescent. These listed villas are two or three storeys high, with basements, and are constructed in London yellow stock brick with white painted stucco detailing. They vary in form and decoration, with features including recessed entrances, rusticated stucco at ground floor, bay windows, stucco quoins and ironwork balconies. Many of the villas are linked at ground and basement levels, with significant gaps retained at the upper levels, affording views of mature trees to rear gardens and of the rears of the taller properties on Regent's Park Terrace.



On the corner of Gloucester Crescent and Oval Road is the former piano factory, which dates from 1852. The property is particularly distinctive due to its corner location, its size, at four storeys high with basements, and its circular form. The building is simply detailed and has regularly sized arched windows, which are separated by brick pilasters that run the full height of the building. A decorative stucco cornice tops these pilasters, and overall the visual effect is similar to that of a Victorian gasholder.

## Oval Road and Regent's Park Terrace

Oval Road is a wide road that runs almost parallel to the railway line and forms the straight back of the “D”, adjoining Gloucester Crescent at its north and south ends.

Regent's Park Terrace is located on the east side of Oval Road. The terrace is accessed by a private highway and is set back some distance from Oval Road behind a long narrow grassed garden area. This private garden makes a significant



contribution to the green character of the Conservation Area and is a London Square, as designated under the London Squares Act. This garden contains a line of very large trees, including London Plane and Robinia, which dominate Oval Road by their sheer size. The garden is separated from the pavement on Oval Road by a 1.2 metre high brick wall, which has been altered to accommodate the trunks of the largest London Plane Trees.

Regent's Park Terrace consists of 22 houses, dating from c1840-50. Nos.1-21 Regent's Park Terrace form a rigidly designed symmetrical façade with slightly projecting end houses. Each property is four storeys high, with basements, narrow lightwells and railings. Decorative features include rusticated stucco at ground and basement levels, stucco surrounds and brackets to windows, continuous first floor balcony, railings and prominent cornices.

On the east side of Oval Road, close to the pavement and adjacent to Regent's Park Terrace are five smaller listed terrace houses at Nos.2-10 Oval Road. 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.

Most of the properties contained within the "D" shaped block, which is enclosed by Gloucester Avenue and Oval Road, have substantial rear garden spaces containing mature trees, whilst No.1 Regent's Park Terrace has a large side garden facing onto Gloucester Crescent. These garden spaces make a significant cumulative contribution to the green character of the Conservation Area and are clearly visible from the Gloucester Crescent, where there are significant gaps between the properties on Oval Road and Nos. 50 & 70 Gloucester Crescent.



On the west side of Oval Road are a number of mid 19th century semi detached and terraced villa properties with substantial garden spaces and large gaps between building groups. These properties are constructed in London yellow stock brick with stucco detailing and projecting porches.

### Significant views

- **Inverness Street:** view west towards Gloucester Crescent
- **Gloucester Crescent:** views north and south into Gloucester Crescent from the junction of Inverness Street
- **Gloucester Crescent:** view west of circular factory building.
- **Oval Road:** views into the north and south ends of Gloucester Crescent
- **Oval Road:** views of Regent's Park Terrace and gardens from north and south

### Negative Buildings

No buildings are considered to detract from the character of this part of the Conservation Area.

# AUDIT

## LISTED BUILDINGS

Those buildings currently on the statutory list of buildings of Architectural or Historic Interest include:

Chamberlain Street	1-14 consecutive
Chalcot Crescent	1-39 odd, 2-46 even
Chalcot Square	1-33 consecutive
Gloucester Avenue	15-31 odd, Engineer Public House,
Gloucester Crescent	1-43 consecutive, 52-70 consecutive
Inverness Street	37-43 odd, 40-44 even, two lamp posts opposite Nos.40&43
Oval Road	2-10 even
Primrose Hill Road	Pair of K2 Telephone Kiosks at junction with Regent's Park Road
Prince Albert Road	1-8 consecutive, 10-22 consecutive
Princess Road	Primrose Hill Primary School, boundary wall and cottage neighbouring Regent's Canal
Regent's Park Road	Cecil Sharp House, 10, 36
Regent's Park Terrace	1-22 consecutive
Rothwell Street	1-15 consecutive
St. George's Terrace	1-11 consecutive
St. Mark's Square	1-11 consecutive, St. Mark's Church, 36
Sharpleshall Street	1-7 consecutive

**Buildings at Risk** There are no Buildings at Risk in this Conservation Area.

## BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION

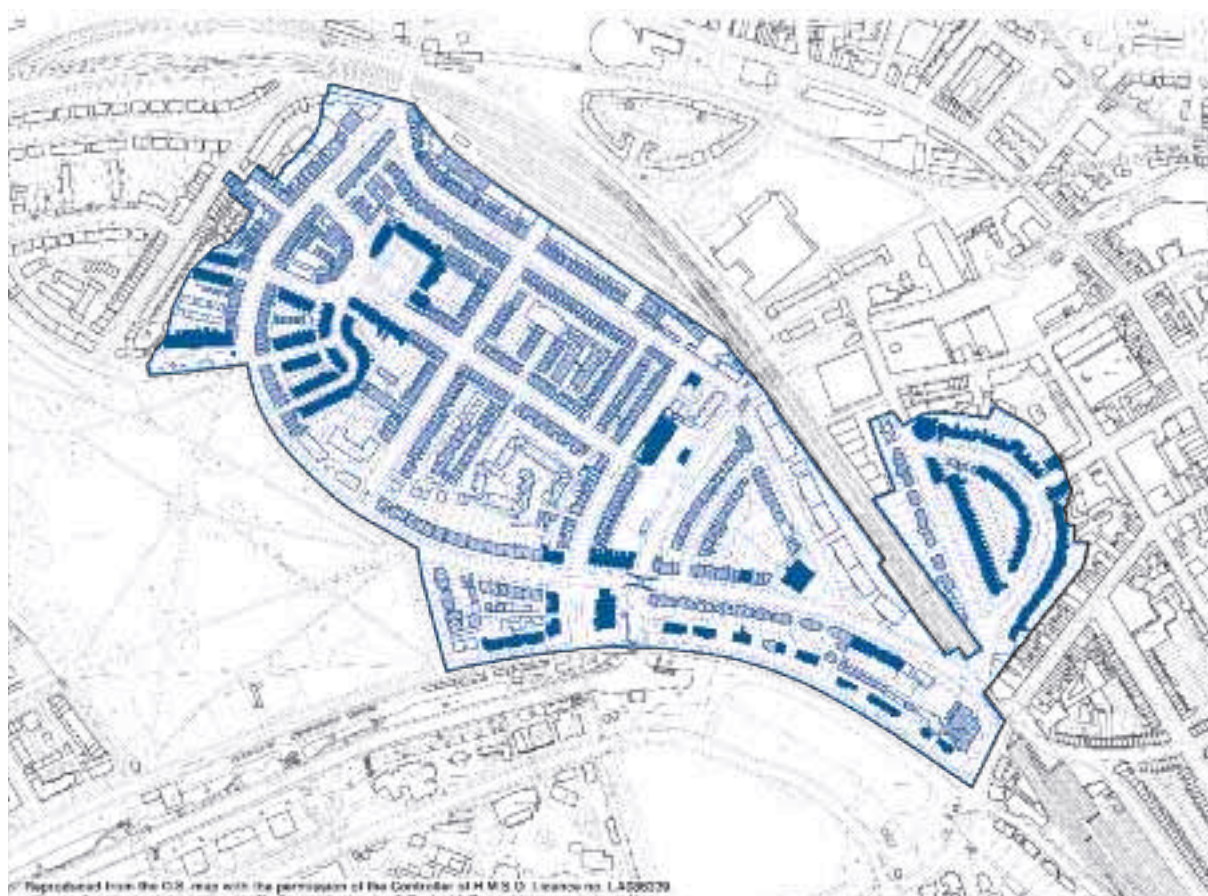
A number of buildings are notable because of their value as local landmarks, or as particularly good examples of the local building tradition. Such buildings, whilst not statutorily listed are nevertheless important local buildings in their own right and make a positive contribution to the character and appearance of the Conservation Area.

The distinct quality of Primrose Hill is that it largely retains its homogenous mid-late 19th century architectural character. For this reason, most of the 19th century buildings make a positive contribution to the character and appearance of the Conservation Area. The general presumption should therefore be in favour of retaining such buildings. Although not listed, the Government requires that proposals to demolish these buildings should be assessed against the same broad criteria as proposals to demolish listed buildings (PPG 15, paragraphs 3.16 - 3.19).

The unlisted buildings which make a positive contribution to the special character and appearance of the area are as follows:

Ainger Road	1
Albert Terrace	1-6 consecutive
Albert Terrace Mews	1, 3-9 consecutive
Berkley Grove	2,7, property located between 2 and 7, factory
Berkley Road	1-11 odd, 6, 8, Chalk Farm Baptist Church
Chalcot Square	34-39 consecutive
Chalcot Road	1-66 consecutive, Utopia Village

Edis Street	1-31 consecutive
Egbert Street	1-13 odd, 2-14 even
Eglon Mews	1-8 consecutive
Erskine Road	1-4 consecutive, Leeder House, property to rear of 91 Regent's Park Road
Fitzroy Road	1-57 odd, 2-50 even, works at 8 & 10
Gloucester Avenue	1, 33, 35, wall to side garden of 90-105 Darwin Court, 39, tower to rear of 42A, building located between 42 and 44, 43-63 odd, 44, 52-150 even (including Primrose Hill Workshops at No.110), 67-183 odd, Fitzroy Bridge
Gloucester Crescent	50, 51, 51A
Hopkinsons Place	1-29 consecutive
Kingstown Street	1-5 odd
Manley Street	4-16 even
Mayfair Mews	All buildings
Oval Road	1F, 3-31 odd
Primrose Hill Studios	1-12 consecutive
Primrose Mews	1-7 consecutive
Prince Albert Road	9, Water Meeting Bridge
Princess Road	1-65 odd, 2-34 even, 42



*Listed buildings and buildings which make a positive contribution ■ Listed Buildings ■ Positive Contribution*

**appendix**

**3**





**Ground Floor - Chimney Breast in Kitchen**



**Second Floor - Bathroom**



**Second Floor - Bedroom 1 looking to corner position of proposed new opening**



**Second Floor - Bedroom 1 fireplace**

**appendix**

**4**



**SEE SEPARATE SUPPORTING DOCUMENT FOR STRUCTURAL ENGINEERS REPORT**

# Appendix

# 5

ication Number	Site Address	Development Description	Status	Date Registered	Decision
<a href="#">2004/2914/T</a>	49 Gloucester Crescent London NW1 7EG	(TPO Ref:SP2) FRONT & SIDE 4 x Lime - clean up epicormic growth on trunks to 6m, crown thin 35%, crown reduce 15%. (ASSOCIATED TREE NOTIFICATION REF:2004/2915/T FRONTAGE 1 x Lime - clean up epicormic growth on trunks to 6m, crown thin 35%, crown reduce 15%.)	FINAL DECISION	12-07-2004	Approve Works (TPO)
<a href="#">2004/2915/T</a>	49 Gloucester Crescent London NW1 7EG	FRONTAGE 1 x Lime - clean up epicormic growth on trunks to 6m, crown thin 35%, crown reduce 15%. (ASSOCIATED TREE NOTIFICATION REF:2004/2914/T(TPO Ref:S2) FRONT & SIDE 4 x Lime - clean up epicormic growth on trunks to 6m, crown thin 35%, crown reduce 15%.)	FINAL DECISION	12-07-2004	No Objection to Works to Tree(s) in CA
<a href="#">2008/4826/T</a>	49 Gloucester Crescent, London, NW1 7DS.	(TPO Ref: S2) FRONT GARDEN: 4 x Lime - Crown reduction of 25 - 30% & crown thinning by 35%. (ASSOCIATED TREE NOTIFICATION Ref 2008/4827/T FRONT GARDEN: 1 x Lime - Crown reduction of 25 - 30% & crown thinning by 35%)	FINAL DECISION	13-10-2008	Approve Works (TPO)
<a href="#">2008/4827/T</a>	49 Gloucester Crescent, London, NW1 7DS.	FRONT GARDEN: 1 x Lime - Crown reduction of 25 - 30% & crown thinning by 35% (ASSOCIATED TREE APPLICATION Ref 2008/4826/T (TPO Ref: S2) FRONT GARDEN: 4 x Lime - Crown reduction of 25 - 30% & crown thinning by 35%.)	FINAL DECISION	13-10-2008	No Objection to Works to Tree(s) in CA
<a href="#">2010/6759/T</a>	49 Gloucester Crescent London NW1 7EG	(TPO Ref: S2) FRONT GARDEN: 4 x Lime - To be pollarded to a height of 8-10m. (ASSOCIATED TREE NOTIFICATION Ref 2010/6760/T FRONT GARDEN: 1 x Lime - Crown reduction to previous pruning locations)	FINAL DECISION	14-12-2010	Refuse Works (TPO)
<a href="#">2010/6760/T</a>	49 Gloucester Crescent London NW1 7EG	FRONT GARDEN: 1 x Lime - Crown reduction to previous pruning locations. (ASSOCIATED TREE APPLICATION Ref 2010/6759/T (TPO Ref: S2) FRONT GARDEN: 4 x Lime - To be pollarded to a height of 8-10m)	FINAL DECISION	14-12-2010	No Objection to Works to Tree(s) in CA
<a href="#">LEX0100675</a>	49 GLOUCESTER CRESCENT(FORMERLY 10 OVAL ROAD) LONDON NW1 7DL	Submission of details of external boiler flue pursuant to additional condition 06 (ii) of the listed building consent dated 10th July 2001 (Reg. No. LEX0100348), as shown by drawing numbers photo/fireplace/first/01, photo/fireplace/ground/01, photo/exterior lights/01, photo/boiler flue/01, plan/conditions/01, 02, specifications for boiler and flue and details of Gatwood and Elcombe fireplaces.	FINAL DECISION	23-10-2001	Grant Approval of Details (Listed Bldg)
<a href="#">LEX0200548</a>	49 GLOUCESTER CRESCENT LONDON NW1 7EA	Retention of trellis fence on three sections of wall on Gloucester Crescent to match existing on 50 Gloucester Crescent. As shown on drawing nos. FIG/TRELLIS/001, TRELLIS/PHOTO/001 & 002.	FINAL DECISION	24-06-2002	Grant Listed Building Consent
<a href="#">PEX0200423</a>	49 GLOUCESTER CRESCENT LONDON NW1 7EB	Retention of trellis fence on three sections of wall on Gloucester Crescent to match existing on 50 Gloucester Crescent. As shown on drawing nos. FIG/TRELLIS/001, TRELLIS/PHOTO/001 & 002.	FINAL DECISION	24-06-2002	Grant Full Planning Permission
<a href="#">TCX0106860</a>	49 GLOUCESTER CRESCENT (FORMERLY 10 OVAL ROAD) LONDON NW1 7EB	FRONT OF PROPERTY 1 x lime - reduce in height (TPX0106859: 4 x lime - reduce in height)	FINAL DECISION	16-10-2001	No objection to works- TCA- Council spec

Application Number	Site Address	Development Description	Status	Date Registered	Decision
<a href="#">TPX0106859</a>	49 GLOUCESTER CRESCENT (FORMERLY 10 OVAL ROAD) LONDON NW1 7EB	FRONT OF PROPERTY 4 x lime - reduce in height (TCX0106860: 1 x lime - reduce in height).	FINAL DECISION	16-10-2001	Approve works (TPO) -with conditions