

Heritage Statement

49 Gloucester Crescent, London NW1 7EG

Proposal to extend the existing paving layout in order to create a more useable external space.

Supplied in connection with an application for Listed Building Consent

November 2014

1.0 Introduction

1.1 This proposal is for minor external alterations to be undertaken to the existing paving layout. 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 listed building that forms part of a terrace of listed houses known as nos 2 – 10 Oval Road. The listed terrace's description states:

“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 **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 1.2m 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 principle 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 to extend the existing paving layout to the boundary walls to the East, South and North which involves paving over the existing flowerbeds as indicated on the attached plan (02) which forms part of this application. The paving will also replace the redundant concrete hard standing indicated on the plan in which the former bike store was sighted upon.
- 2.2 The alterations are needed in order to create a more useable external area given the confined external space which is available at the property. No fabric of any particular architectural or historic importance would be removed or affected.

2.3 The listing citation makes no reference to planting and indeed the condition of the flowerbeds is poor & of no merit. There would therefore be no loss directly or to the setting of the listed building by the removal of the flower beds.

3.0 Planning History

3.1 The previous planning history for the property relates to the pruning of trees, and most recently the replacement of the boundary wall on the Gloucester Crescent elevation, the removal of a disused bike store and the replacement of the bin store.

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.

- 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 so modest that they could not have any direct adverse impact.
- 5.3 There is no common planting scheme to the terrace and indeed the external areas have not historically been particularly well cared for. The removal of the flower beds would therefore have no detriment to the listed building itself, the remainder of the terrace, nor the setting in general.
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