

**4 OVAL ROAD, CAMDEN,  
LONDON NW1 7EB**

**Full Planning & Listed Building Consent Applications  
for proposed amalgamation of a flat and a maisonette  
to reinstate original dwellinghouse; with external &  
internal alterations and a glazed extension to rear lower  
ground floor**

**Design & Access Statement  
with Heritage Statement**

**March 2016**



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### Design & Access Statement incorporating Heritage Statement

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Appendix A – Heritage Asset Assessment Drawings - CH

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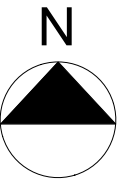
Appendix D – Selected Proposed Drawings - CH

## **1.0 Introduction**

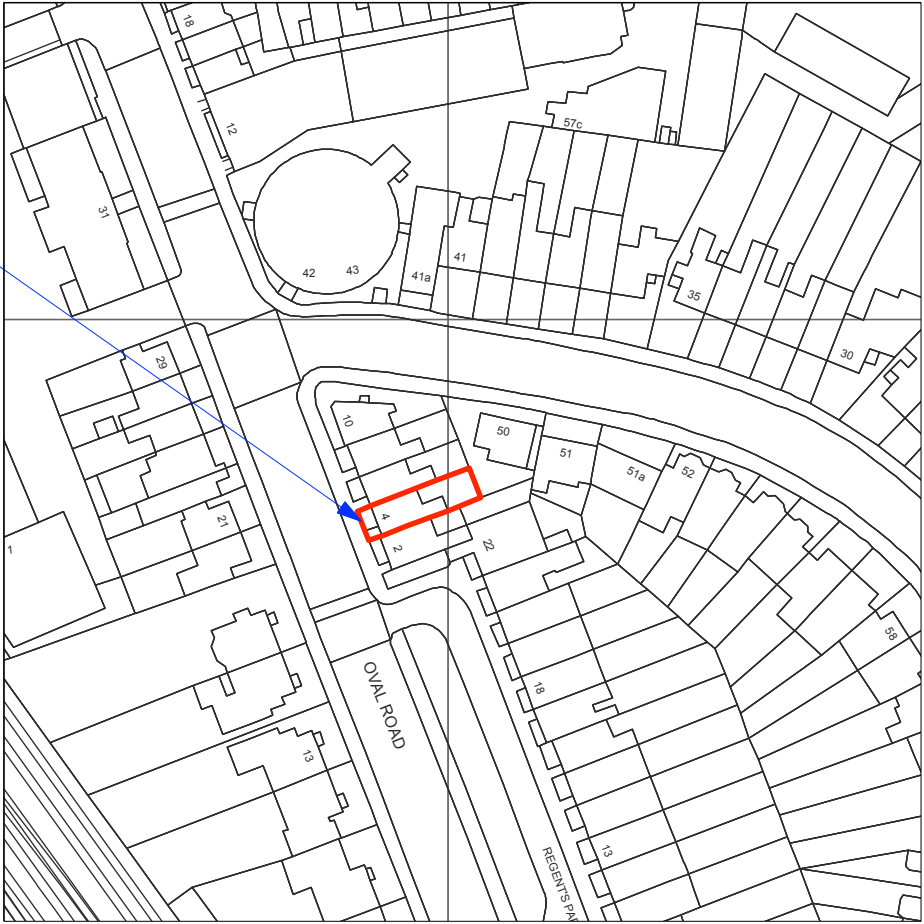
- 1.1 The owners of 4 Oval Road, James Marshall and Sharon Tan, have asked planning consultants Alistair Grills Associates (AGA) to assist their designers, Callender Howorth (CH) with the submission of Full Planning and Listed Building Consent applications to London Borough of Camden (LBC) in respect of proposed works to their 5 storey former dwellinghouse, currently split into a 3 bedroom maisonette and a 1 bedroom lower ground floor flat in Primrose Hill. No4, and its neighbours in the 5 house terrace, are listed Grade II for Group Value on Historic England's Statutory Register and all lie within the Primrose Hill Conservation Area.
- 1.2 In summary, the proposals comprise the amalgamation of the maisonette and flat in order to reinstate the original dwellinghouse; plus structural alterations at lower ground floor level to the rear; the insertion of a minimalist glazed single storey extension between the rear returns; and other internal alterations.
- 1.3 This Design & Access Statement with Heritage Statement describes the existing building; establishes an up-to-date planning history & policy context; describes the proposals; and assesses their impact on the affected heritage assets (the listed building and the Conservation Area); flood risk; sustainability; the construction management process (inc. structural stability) and access. The Statement concludes with an overall assessment of the proposals in terms of prevailing planning policy and a set of conclusions & recommendations.

## 2.0 Description of Existing

- 2.1 4 Oval Road is a 5 storey brick and stucco, terraced former single family dwellinghouse dating from c1835 on an attractive, tree-lined road in Primrose Hill (see Location Map & Block Plan over and reduced CH drawings & photographs in Appendices).. During the early 1970s, LBC granted approval (LBC App No 8152/R) for the sub-division of the property into a 3 bedroom maisonette (ground, first & second floor levels) and a one bedroom self-contained flat at lower ground floor level. A further approval (LBC App No PL/8401390) allowed the addition of a part-third floor with balcony to the maisonette at former roof level to provide a further bedroom. Situated within the Primrose Hill Conservation Area, Nos 2-10 (even) Oval Road read as a single, set piece, brick built terrace in streetscape terms, with each dwelling originally comprising 4 full storeys, although other several also acquired a third floor extension in the 1980s. At the rear, the courtyard garden is bounded by a 1.2m high brick wall with timber trellis above resulting in a total height of approx 2m.
- 2.2 The current maisonette provides 154.27 sqm of accommodation (inc. vaults) and comprises a large Living/Reception Room and Kitchen in the main body of the house at ground level, with a Utility Room and Cloakroom in the traditional return. A balcony between the rear returns leads down to a small courtyard garden. At first floor level, the simple rectangular floor plan of the main section of the house has a large Reception Room overlooking the Street and a Study/Drawing Room to the rear. At second floor level are 2 Bedrooms arranged around a central Family Bathroom. Finally, at third floor level, there is a further Bedroom with Dressing Room and Bathroom. As to the self-contained 67.82 sqm lower ground floor flat, the main section contains a rear-facing Living Room with front facing Kitchen & Bedroom arranged around a central lobbied Bathroom. A Study is located within the rear return with direct access to the rear courtyard garden with lean-to greenhouse. Access to the flat is gained down a flight of stone steps from the street and 3 vaulted cellars are situated under the pavement off the resulting lightwell.
- 2.3 The terrace of dwellinghouses was added to English Heritage's Statutory Register with a Grade II Group Value listing in 1974, with the architectural style owing much to the late Georgian period, although it was most likely built during the reign of William IV. Although several of the properties in the terrace were sub-divided in the early 1970s, and No4 had a roof extension with terrace and No6 a roof terrace in the 1980s, little appears changed on the street frontage as, fortunately, the third floor extensions are located to the rear of the properties and the roof terraces are well-screened behind the high parapet. At the rear, however, the new third floor accommodation is conspicuous, with the original brick-gabled ends to several properties now built up to either side to form a full height third floor wall (see CH elevations & photographs). This aspect is examined in greater detail in the Heritage Statement in Section 6.0 below. At lower levels, external changes are modest; comprising the infilling of a window in



4 Oval Road,  
Camden,  
London  
NW1 7EB



1

SITE LOCATION PLAN

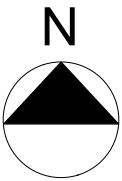
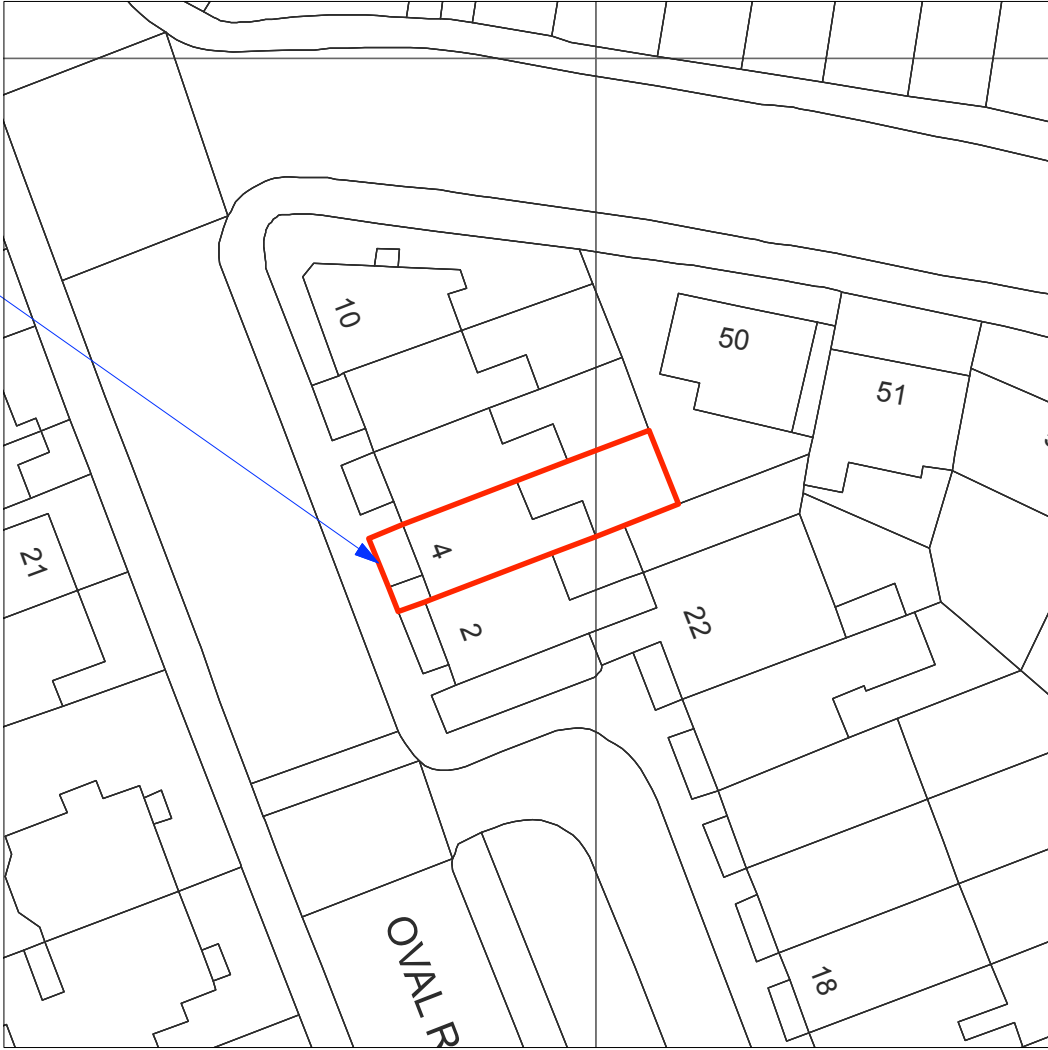
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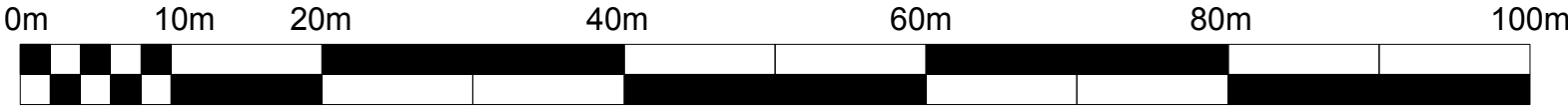
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| ISSUE:                   |      | DATE:   |          | COMMENT:  |  |
| -                        |      | March 2016                                      |          | Issue for Planning & Listed Building Consent                        |  |
| Callender <b>Howorth</b> |      | Morelands<br>5-23 Old Street<br>London EC1V 9HL |          | T: 020 7336 8560<br>F: 020 7549 2152<br>W: www.callenderhoworth.com |  |
| Job no.                  |      | Job title                                       |          |   |  |
| 1198                     |      | 4 OVAL ROAD                                     |          |   |  |
| Drawing no.              |      | Drawing title                                   |          |   |  |
| 710                      |      | LOCATION PLAN                                   |          |   |  |
| Scale                    | Size | Drawn   | Revision |   |  |
| 1:1250                   | A3   | ML  | -        |   |  |

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.

4 Oval Road,  
Camden,  
London  
NW1 7EB



1 SITE BLOCK PLAN  
Scale: 1:500



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| ISSUE:                   |      | DATE:   |          | COMMENT:  |  |
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| Job no.                  |      | Job title                                       |          |   |  |
| 1198                     |      | 4 OVAL ROAD                                     |          |   |  |
| Drawing no.              |      | Drawing title                                   |          |   |  |
| 711                      |      | BLOCK PLAN                                      |          |   |  |
| Scale                    | Size | Drawn   | Revision |   |  |
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All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers' recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.

the end of the rear return at lower ground level (obscured by the lean to greenhouse), and the replacement of a window with a door in the side of the return at ground floor level in order to access the rear balcony and steps constructed during the 1970s.

- 2.4 Internally, changes are more substantial, with the Seventies' conversion inevitably resulting in the opening up of several rooms and the sub-division of others to provide the required number of rooms & ancillary facilities for the separate maisonette and flat. Both the lower ground floor flat and the second floor of the maisonette have central bathrooms inserted into the more traditional plan forms. Several original fireplaces (and a number of later replacements) remain within the properties, as do nearly all of the chimney breasts, although they are no longer in use. The top section of the rear chimney breast appears to have been removed at second floor level to make way for the third floor extension. Original cornicing has been retained in several principal rooms, although bathrooms, ducts and storage cupboards have carved into this plasterwork in certain areas. Floor boards appear to have been largely removed and replaced throughout the property in the 1970s and the former stair flight connecting ground floor and lower ground floor has disappeared completely.

### 3.0 Planning History

- 3.1 A search of LBC's planning archive reveals several relevant applications for 4 Oval Road. Entries are arranged in chronological order starting with the earliest:

LBC App No HB/8470231

The erection of a roof extension to provide additional residential accommodation,  
Conditional LBC approval granted 29.10.84

LBC App No PL/8401390

The erection of a roof extension to provide additional residential accommodation,  
Conditional Planning approval granted 29.10.84

LBC App No 9746

The construction of a glazed staircase enclosure at roof level  
Approved 7.1.71

LBC App No 9179

The conversion of 4 Oval Road, NW1 to provide a self-contained flat on the basement floor and a maisonette on the upper floors  
Conditional Planning Approval granted 13.8.70

LBC App No 8152/R

The conversion of 4 Oval Road, NW1 to provide a self-contained flat on the basement floor and a maisonette on the upper floors with timber stairs at the rear from the ground floor to the garden  
Approved 18.3.70

- 3.2 A search of LBC's planning archive for recent works to other properties in the 5 dwelling terrace reveals the following entries:

2 Oval Road - LBC App No 2013/3788/P

Alteration to opening on rear elevation of single dwelling house (Class C3)  
Planning permission granted 8.8.13

2 Oval Road - LBC App No 2013/2259/L

Alteration to opening on rear elevation of single dwelling house (Class C3)  
Listed Building Consent granted 9.8.13

2 Oval Road - LBC App No 2013/2256/L

Internal alterations to partitions and external alterations to include painted walls to single dwelling house (Class C3)



Listed Building Consent granted 9.8.13

6 Oval Road - LBC App No 8802450

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  
Conditional Planning Approval granted 13.7.89

6 Oval Road - LBC App No 8870370

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  
Listed Building Consent granted 13.7.89

8 Oval Road - LBC App No 8670444

Works of conversion to form one self-contained flat at basement-level and external alterations to the front basement elevation  
Listed Building Consent granted 2.3.87

8 Oval Road - LBC App No 8602126

Change of use including works of conversion to form one self-contained flat at basement-level and a self-contained maisonette above and external alterations at basement level  
Conditional Planning Approval granted 21.1.87

- 3.3 Further detailed consideration of these entries and their relevance to the works now proposed can be found in the Heritage Statement within Section 6.0 of this report.

## 4.0 Description of Proposed Works

- 4.1 The owners are proposing the amalgamation of the maisonette and flat in order to reinstate the original dwellinghouse; as well as undertaking the repair and sympathetic alteration of the property to meet the needs of a modern family (see Proposed Drawings by CH). In so doing, they are well aware that any proposals must be respectful to both the remnants of the original layout and the remaining historic fabric within the greatly-altered listed building. Finally, the application seeks consent for the removal of the 1970s balcony, steps & lobby to the rear; the removal of sections of brickwork to the side of the rear return and the rear main wall at lower ground floor level; and the introduction of a minimalist glass extension spanning between the rear returns - set back from their rear building line. The use of glass and the minimalist structural design is intended to allow unimpeded views of the rear of the historic house and is a tried and tested solution when working with listed buildings in LB Camden (*inter alia*, Park Village West, Regents Park) and London (see Appendix C). In this respect, it is also noted that a much larger double height conservatory extension than that proposed by Callender Howorth was approved by LBC at No6 in 1989, although never built out. Otherwise, changes to the external appearance of the building will be minimal
- 4.2 Internally, the stair linking lower ground floor and ground floor will be reinstated in its original location and many of the walls introduced during the 1970s will be removed. There is minimal impact on the general layout and historic fabric throughout the rest of the house.
- 4.3 In essence, the proposals seek to remove much of the clutter resulting from the Seventies conversion to two units. To this end, the main changes to the property comprise:
- Demolition of the 1970s rear ground floor level balcony with stair and lower ground floor lobby below; and removal of lean-to greenhouse;
  - Demolition of two sections of brickwork at lower ground floor level only - one with a window to the side of the rear return; and one forming part of the rear wall to the main body of the house where a window is already missing from an existing opening;
  - Demolition of a later timber framed glazed door and panels at lower ground floor level to the front lightwell and replacement with similar;
  - Replacement of existing open trellis on top of boundary wall to rear with close-boarded horizontal timber boards with natural finish to same height;
  - Re-introduction of a traditional timber sash window to the rear elevation of the rear return at lower ground floor level (and in approximately the same location as a former window), with a matching non-openable timber sash window fitted with obscured glass (plain etched) to the Study above;

- Replacement of a door at ground floor level to the side of the return (formerly accessing the balcony) with a timber sash window to match existing;
- Introduction of a minimalist contemporary glass structure with Priva-Lite electrochromic glass spanning between the rear returns, set back from the rear building line; and linking into the lower ground level of the return to provide a Living Room;
- Conversion of lower ground floor vaults to front of property to provide Laundry, Plant Room and Refuse/Recycling Store, with the floor level of the Laundry vault lowered slightly;
- Removal of all 1970s walls at lower ground floor level within the main body of the house, including the central Bathroom, to provide an open Kitchen and Dining Room;
- Removal of all later floor boarding throughout the house and replacement with more age-appropriate boarding;
- Replacement of existing screed floor to lower ground floor and replacement with new concrete floor with wet underfloor heating system;
- Re-painting of front door in black to match No2;
- Reinstatement of part of the original walls sub-dividing the Drawing Room and the Piano Room and the Entrance Hall and the Drawing Room at ground floor level;
- Reinstatement of original historic opening at end of Entrance Hall;
- Conversion of the existing Study at first floor level into a Master Ensuite and Dressing Area, with relocation of non-original fireplace surround to second floor Bedroom, retention and blocking up of the chimney breast (similar to the 2013-approved cover up of a ground floor fireplace at No2 to allow the introduction of kitchen units), restoration & extension of original cornicing, retention & stopping up of door to Hallway and reversal of double doors to Master Bedroom;
- Minimal alterations at second floor level to include new bathroom furniture and cupboard to Bedroom 3;
- Existing patio windows, doors & patio tiles to 1970s third floor level to be replaced in similar fashion;
- Existing UPVC windows within dormers serving rear rooms at third floor level to be replaced with minimal aluminium frame windows; and
- Internal stair enclosure accessing Summer Room at third floor level to be replaced by glass balustrade.

4.3 With regard to floor area, the removal of the lobby below the rear balcony and its replacement with a glass conservatory results in an increase in the Gross Internal Area (GIA) for the reinstated dwellinghouse of 6.46sqm at lower ground floor level. This equates to a 2.9% increase in GIA and brings the total GIA for the amalgamated dwelling to 228.55 sqm.

- 4.4 Callender Howorth's approach to the interior decoration, which was partly stripped out in the early 1970s, is to take the remaining plasterwork and woodwork as a guide to the re-creation of the interior that would have existed when the dwelling was built in 1835, during the transitional late Georgian-early Victorian period. Existing plasterwork and woodwork, including cornices and internal doors, will be repaired and reinstated in like fashion and, where none remains, will be re-created to a similar design. This will include window shutters; plaster ceiling roses & cornices, timber picture rails, architraves, skirting boards and internal doors. Where exposed wooden floors are to be used, timber floor boards sympathetic to the period of the property will be specified. Existing original fireplaces will be restored. There are a few pieces of historic ironmongery, sash window fasteners for example, and where possible these will be reused. Any new ironmongery and electrical hardware will be sympathetic to the overall design language of the house.

## 5.0 Planning Policy Framework

- 5.1 Overarching planning policy in respect of the amalgamation of flats and the alteration & extension of listed buildings located within Conservation Areas derives from central government in the form of the National Planning Policy Framework. These policies have been incorporated in both the GLA's regional policy framework – the London Plan; and LB Camden's (LBC's) recently adopted Local Development Framework. Together, these documents form the development plan for the proposed works at 4 Oval Road.

### National Planning Policy

- 5.2 National planning guidance is prepared by Central Government and is set out in the *National Planning Policy Framework (NPPF)* adopted in March 2012.
- 5.3 At its core, the NPPF establishes a presumption in favour of sustainable development, noting that development that is sustainable should be allowed to go ahead without delay (paragraph 14). Paragraph 8 states "in order to achieve sustainable development, economic, social & environmental gain should be sought jointly and simultaneously through the planning system".
- 5.4 The NPPF explains that "sustainable development" meets the needs of the present without compromising the ability of future generations to meet their own needs and adopts the five guiding principles of sustainable development set out in the UK Sustainable Development Strategy.
- 5.5 The NPPF confirms that it does not change the statutory status of the development plan as a starting point for decision-making (paragraph 12). Therefore, development proposals that accord with an up-to-date development plan should be approved without delay and where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF as a whole, or specific policies in the NPPF indicate that development should be restricted.
- 5.6 In terms of decision-taking, paragraph 186 states that LPAs should approach decision-taking in a positive way in order to foster the delivery of sustainable development. In doing so, LPAs should look for solutions rather than problems. Decision takers at every level should seek to approve applications for sustainable development where possible.
- 5.7 In addition, good design is identified as a key aspect of sustainable development (NPPF paragraph 56).

- 5.8 New development should also be integrated into the existing natural, built and historic environment (NPPF paragraph 61).
- 5.9 Regarding the conservation and enhancement of the historic environment, the NPPF includes policies which used to be covered by PPS5 – Planning for the Historic Environment. Paragraph 126 advises that LPAs should take into account the desirability of sustaining and enhancing the significance of heritage assets.
- 5.10 NPPF paragraph 128 advises LPAs that, when determining applications, they should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. However, 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 NPPF indicates that the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Paragraph 129 requires LPAs to take such assessments into account when determining applications.
- 5.11 NPPF Paragraph 132 states that, when considering the impact of the proposed development on the significance of a designated heritage asset, great weight should be given to the asset's contribution to the context area.
- 5.12 NPPF paragraph 110 states that, in preparing plans to meet development needs and with regard to pollution control, the aim should be to minimise pollution and other adverse effects on the local and natural environment. To prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that any development is appropriate to its location.
- 5.13 Finally, separate technical guidance is published alongside NPPF paragraphs 99 - 104 in respect of flood risk. The guidance retains key elements of superseded Planning Policy Statement 25, identifying areas at risk of flooding and defining flood risk.

#### Regional Planning Policy

- 5.14 Turning to the GLA's regional London Plan, the Mayor of London published his Further Alterations to the London Plan (FALP) in March 2015. This document sets out a number of detailed sustainability and climate change policies including Policy 5.1 Climate Change Mitigation; Policy 5.2 Minimising Carbon Dioxide Emissions; Policy 5.3 Sustainable design and construction; Policy 5.4 Retrofitting; and Policy 5.7 Renewable Energy. Whilst these policies generally refer to larger schemes, implementation of the principles set out in Policy 5.4 Retrofitting is encouraged - see below:

*A The environmental impact of existing urban areas should be reduced through policies and programmes that bring existing buildings up to the Mayor's standards on sustainable design and construction. In particular, programmes should reduce carbon dioxide emissions, improve the efficiency of resource use (such as water) and minimise the generation of pollution and waste from existing building stock.*

- 5.15 In follow-up explanatory paragraph 5.29, the Mayor notes that Retrofitting buildings can make a significant contribution to the climate change and resource management aims of his Plan – for example, London's existing domestic buildings contribute 36 per cent of the region's carbon dioxide emissions alone. Along with other non-domestic buildings, retrofitting the existing building stock presents a significant opportunity to help meet the strategic carbon dioxide reduction target of 60 per cent by 2025.
- 5.16 As 4 Oval Road is a listed building within a Conservation Area, Policy 7.8 Heritage Assets and Archaeology is highly relevant. Part A states that London's heritage assets and historic environment, including, *inter alia*, listed buildings and conservation areas, should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account. Parts B, C & D of Policy 7.8 add the following requirements:

*Strategic*

*B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.*

*Planning decisions*

*C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*

*D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*

Local Planning Policy

- 5.17 LB Camden has adopted a number of planning documents that, alongside the Mayor's London Plan, form the 'development plan' for the Borough – the starting point for planning decisions. With regard to 4 Oval Road, these comprise:
- The Core Strategy Document (CS) - November 2010
  - The Development Policy Document (DPD) - November 2010
  - Camden Planning Guidance (CPG)

- The Primrose Hill Conservation Area Statement (PHCAS)

*LBC Core Strategy*

- 5.18 The LBC Core Strategy is the principal document in the Local Development Framework and provides the vision, objectives and spatial policies to guide development in the Borough up to 2025.
- 5.19 The subsection to Core Strategy Policy CS13 - Tackling climate change through promoting higher environmental standards, entitled Reducing the effects of and adapting to climate change, advises:

*The Council will require all development to take measures to minimise the effects of, and adapt to, climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation by, [inter alia]:*

- c) minimising carbon emissions from the redevelopment, construction and occupation of buildings by implementing, in order, all of the elements of the following energy hierarchy:
  - ensuring developments use less energy; and*
- d) ensuring buildings and spaces are designed to cope with, and minimise the effects of, climate change.*

*The Council will have regard to the cost of installing measures to tackle climate change as well as the cumulative future costs of delaying reductions in carbon dioxide emissions*

- 5.20 As to heritage matters, Core Strategy Policy CS14 - Promoting high quality places and conserving our heritage states that:

*The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by, [inter alia]:*

- a) requiring development of the highest standard of design that respects local context and character;*
- b) preserving and enhancing 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;*
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*



*LBC Development Management Document*

- 5.21 LBC's Development Management Document 2010-2025 contributes towards delivering the Borough's Core Strategy by setting out detailed planning policies that the Council will use when determining applications for planning permission in the borough to ensure they achieve the vision and objectives of the Core Strategy
- 5.22 LBC DMD Policy DP2 – Making full use of Camden's capacity for housing advises, *inter alia*, that:

*The Council will seek to maximise the supply of additional homes in the borough, especially homes for people unable to access market housing, by:*

*a) expecting the maximum appropriate contribution to supply of housing on sites that are underused or vacant, taking into account any other uses that are needed on the site;*

*The Council will seek to minimise the loss of housing in the borough by:*

*f) resisting developments that would involve the net loss of two or more homes, unless they:*

- create large homes in a part of the borough with a relatively low proportion of large dwellings,*
- enable sub-standard units to be enlarged to meet residential space standards, or*
- enable existing affordable homes to be adapted to provide the affordable dwelling-sizes that are most needed.*

- 5.23 Explanatory paragraph 2.23 to Policy DP2 continues:

*The majority of permissions granted for the loss of homes involved schemes to combine 2 or more homes into a single large dwelling. Within the affordable housing stock, these changes are justified by the severe problems of overcrowding and the high proportion of existing one-bed dwellings. However, there is no comparable mismatch across the borough's market sector, and typical layouts suggest that merger of existing market homes is largely geared to a demand for high value housing rather than the creation of additional bedrooms for large families. Therefore, schemes that would create a loss of more than one residential property will generally be resisted. The Council does not seek to resist schemes combining dwellings that involve the loss of a single home.*

- 5.24 With regard to Policy DP22 - Promoting sustainable design and construction, explanatory paragraph 22.5 makes clear that only developments of 5 or more

dwellings or 500sqm of any floor space are required to address sustainable development principles in their Design and Access statements or in a separate Energy Efficiency Statement, specifying how these principles have contributed to reductions in carbon dioxide emissions. The proposal for amalgamation, alterations and extension at 4 Oval Road, do not, therefore, fall into this category.

- 5.25 Policy DP23 – Water requires developments to reduce their water consumption, the pressure on the combined sewer network and the risk of flooding by inter alia:

- a) incorporating water efficient features and equipment and capturing, retaining and re-using surface water and grey water on-site;*
- b) limiting the amount and rate of run-off and waste water entering the combined storm water and sewer network through the methods outlined in part a) and other sustainable urban drainage methods to reduce the risk of flooding;*
- c) reducing the pressure placed on the combined storm water and sewer network from foul water and surface water run-off and ensuring developments in the areas identified by the North London Strategic Flood Risk Assessment and shown on Map 2 as being at risk of surface water flooding are designed to cope with the potential flooding;*
- d) ensuring that developments are assessed for upstream and downstream groundwater flood risks in areas where historic underground streams are known to have been present;*

- 5.26 Policy DP24 of the DMD, entitled Securing high quality design, advises:

*The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider , [inter alia]:*

- a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used;*
- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*
- i) accessibility.*

- 5.27 DMD Policy DP25 – Conserving Camden’s heritage sets out Council policy in respect to conservation areas and listed buildings:

### *Conservation areas*

*In order to maintain the character of Camden's conservation areas, the Council will:*

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage*

### *Listed buildings*

*To preserve or enhance the borough's listed buildings, the Council will:*

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and*
- g) not permit development that it considers would cause harm to the setting of a listed building.*

- 5.28 Subsequent explanatory paragraph 25.13 records that, in order to protect listed buildings, the Council will control external and internal works that affect their special architectural or historic interest. In addition, consent is required for any alterations, including some repairs, which would affect the special interest of a listed building.
- 5.29 Certain aspects of DMD Policy DP26 - Managing the impact of development on occupiers and neighbours, are also highly relevant:

*The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:*

- d) noise and vibration levels;*
- e) odour, fumes and dust;*
- g) the inclusion of appropriate attenuation measures.*

*We will also require developments to provide:*

- h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;*
- i) facilities for the storage, recycling and disposal of waste;*
- j) facilities for bicycle storage;*

5.30 Explanatory paragraphs 26.9 and 26.10 provide clarification in respect of attenuation measures and Construction Management Plans:

*26.9 Most potential negative effects of a development can be designed out or prevented through mitigation measures. For example, appropriately located and insulated extraction equipment can prevent nuisance caused by strong odours and fumes. An air tight building with mechanical ventilation and good insulation can make living adjacent to railways and busy roads acceptable with regards to noise, vibration and internal air quality. We will require any attenuation measures to be identified prior to planning permission being granted and secured for the lifetime of the development.*

*26.10 Disturbance from development can also occur during the construction phase. Measures required to reduce the impact of demolition, excavation and construction works must be outlined in a Construction Management Plan. We will require Construction Management Plans to identify the potential impacts of the construction phase of the development and state how any potential negative impacts will be mitigated.*

*Construction Management Plans may be sought for:*

- major developments;*
- basement developments;*
- developments involving listed buildings or adjacent to listed buildings;*
- developments that could affect wildlife,*
- developments on sites with poor or limited access; and*
- developments that could cause significant disturbance due to their location or the anticipated length of the, demolition, excavation or construction period.*

*Camden Planning Guidance (CPG)*

- 5.31 LBC has introduced a number of subject-specific guides to support the policies set out in the Core Strategy and Development Management Document CPG4. These include

- CPG3 - Sustainability (September 2013)
- CPG6 - Amenity

*CPG3 - Sustainability*

- 5.32 Chapter 4 of CPG3 covers Energy Efficiency – Existing Buildings. Paragraph 4.3 of CPG3 refers to the expectations as set out in Core Strategy Policy CS13 - paragraph 13.9 that development, or alterations to existing buildings, should include proportionate measures to improve their environmental sustainability, where possible. Consequently, whilst the works at 4 Oval Road do not require the submission of an Energy Statement or compliance with the latest BREEAM or Ecohome requirements, LBC notes:

- *All buildings, whether being updated or refurbished, are expected to reduce their carbon emissions by making improvements to the existing building. Work involving a change of use or an extension to an existing property [of 30 sqm or greater] is included. As a guide, at least 10% of the project cost should be spent on the improvements.*
- *Where retro-fitting measures are not identified at application stage we will most likely secure the implementation of environmental improvements by way of condition. Appendix 1 sets out a checklist of retro fit improvements for applicants.*
- *Special consideration will be given to buildings that are protected, e.g. listed buildings to ensure that their historic and architectural features are preserved.*

- 5.33 LBC's list of typical retro-fitting measures for buildings is set out below, although not all are appropriate for listed buildings:

- *Draught proofing*
- *Reflective radiator panels*
- *Overhauling/upgrading windows*
- *New boiler*
- *LED lighting*
- *Meters, timers, sensors, controls on heating or lighting*
- *Mechanical Ventilation with Heat Recovery*
- *Insulation*

- *Insulation - Hot water tank & pipes*
- *Insulation - Roof*
- *Insulation - Walls Internal*
- *Insulation - Walls External*
- *Insulation - Floor*
- *Renewable energy technology - Solar PV panels*
- *Renewable energy technology - Solar thermal (hot water) panels*
- *Renewable energy technology - Ground source heat pumps*
- *Double glazed windows / Secondary glazing*
- *Combined heat and power unit*
- *Green or brown roof*
- *Rainwater harvesting*
- *Other measures*
- *Off-setting contribution £3,000*

5.34 In addition, paragraph 7.2 advises that the Council expects all developments to be designed to be water efficient by minimising water use and maximising the re-use of water. This includes new and existing buildings.

5.35 Paragraph 8.5 also expects all developments should aim for at least 10% of the total value of materials used to be derived from recycled and reused sources. This should relate to the WRAP Quick Wins assessments or equivalent as (highlighted in the waste hierarchy information section in CPG3). Special consideration will be given to heritage buildings and features to ensure that their historic and architectural features are preserved.

5.36 Paragraph 8.19 advises that in projects that involve the refurbishment of heritage buildings (those built before 1919) or those in conservation areas, materials should be specified in line with the following hierarchy:

- *Reclaimed materials should be matching and appropriate to the building type/area (original construction time/period) and sufficiently robust in their performance not to compromise building function;*
- *Materials with a low environmental impact as determined by the BRE Green Guide to Specification subject to approval from Conservation Officers and provided those materials do not compromise the performance (thermal, structural or otherwise) of the existing building; and*
- *When selecting insulation materials for older buildings, preference should be given to natural fibre based materials that prevent moisture retention in the building fabric.*

5.37 Paragraph 8.20 advises that, as part of the Design and Access Statement, the applicant will be expected to describe how the development has considered materials and resources. This statement should provide an explanation of the

opportunities for the selection and sourcing of sustainable materials that have been considered in the proposal, and the reasons for the sourcing choices made. The statement should also detail which existing materials on the site are to be re-used as part of your development or made available for re-use elsewhere.

#### *CPG6 – Amenity*

- 5.38 Chapter 8 of CPG6 advises that Construction Management Plans (CMPs) are required for developments that are on constrained sites or are near vulnerable buildings or Structures (included listed buildings). They are essential to ensure developments do not damage nearby properties or the amenity of neighbours.
- 5.39 Paragraph 8.1 advises that the purpose of CPG6 is to give details on how CMPs can be used to manage and mitigate the potential impacts of the construction phase of a development.
- 5.40 Paragraph 8.2 goes on to confirm that whilst it is recognised that all construction and demolition work causes at least some noise and disturbance, where construction impact is particularly significant, LBC will ensure it is managed through a legally binding Construction Management Plan.
- 5.41 Any Construction Management Plan will manage on-site impact arising from demolition and construction and will also seek to establish control over construction traffic and how this integrates with other construction traffic in the area, having regard to cumulative effect.
- 5.42 Paragraph 8.12 advises that most Construction Management Plans will be umbrella documents managing all impacts of the demolition, excavation and construction processes. This would include (but is not limited to) issues such as:
- *Dust, noise and vibration on site and off site;*
  - *Traffic management highways safety and highways congestion;*
  - *Protection of listed buildings (if relevant);*
  - *Stability of adjacent properties;*
  - *Protection of any off-site features that may be damaged due to works;*
  - *Protection of biodiversity and trees; and*
  - *Preservation of the amenity of surrounding residential and other sensitive uses.*
- 5.43 Paragraph 8.13 notes that a Construction Management Plan is often split into two elements. The first element will be focused on controlling environmental impacts, pollution and other non-highway related impacts arising from the scheme, having regard to the requirements of the Council's Considerate Contractor Manual and best practice guides from the GLA. In particular, this will

seek to control hours of operation and monitor and manage air quality, noise, dust and other emissions of other pollutants and location of equipment. The second element will be focused on traffic control with a view to minimising disruption, setting out how construction work will be carried out and how this work will be serviced (e.g. delivery of materials, set down and collection of skips), with the objective of minimising traffic disruption.

- 5.44 PG6 paragraph 8.16 confirms the Construction Management Plan should include the following statement:

*“The agreed contents of the construction management plan must be complied with unless otherwise agreed with the Council. The project manager shall work with the Council to review this Construction Management Plan if problems arise in relation to the construction of the development. Any future revised plan must be approved by the Council and complied with thereafter.”*

- 5.45 Paragraph 8.17 instructs that the details contained within a Construction Management Plan will relate to the nature and scale of the development, however, in terms of assessing the impact on transport the plan should demonstrate that the following has been considered and where necessary the impacts mitigated:

- a) Start and end dates for each phase of construction;*
- b) The proposed working hours;*
- c) The access arrangements for vehicles;*
- d) Proposed routes for vehicles between the site and the Transport for London Road Network (TLRN). Consideration should also be given to weight restrictions, low bridges and cumulative effects of construction on the highway;*
- e) Sizes of all vehicles and the frequency and times of day when they will need access to the site, for each phase of construction;*
- f) Swept path drawings for any tight manoeuvres on vehicle routes to the site;*
- g) Details (including accurate scaled drawings) of any highway works necessary to enable construction to take place;*
- h) Parking and loading arrangements of vehicles and delivery of materials and plant to the site;*
- i) Details of proposed parking bays suspensions and temporary traffic management orders;*
- j) Proposed overhang (if any) of the public highway (scaffolding, cranes etc);*
- k) Details of any temporary buildings outside the site boundary, or overhanging the highway;*
- l) Details of hoardings required or any other occupation of the public highway;*



- m) Details of how pedestrian and cyclist safety will be maintained, including any proposed alternative routes (if necessary), and any banksman arrangements;*
- n) Details of how traffic associated with the development will be managed in order to reduce congestion;*
- o) Arrangements for controlling the movements of large/heavy goods vehicles on and in the immediate vicinity of the site, including arrangements for waiting, turning and reversing and the provision of banksmen, and measures to avoid obstruction of adjoining premises.*
- p) Details of any other measures designed to reduce the impact of associated traffic (such as the use of construction material consolidation centres);*
- q) Details of how any significant amounts of dirt or dust that may be spread onto the public highway will be cleaned or prevented;*
- r) Details of any Construction Working Group that may be required, addressing the concerns of surrounding residents, as well as contact details for the person responsible for community liaison on behalf of the developer, and how these contact details will be advertised to the community;*
- s) A statement confirming registration of the site with the Considerate Constructors Scheme;*
- t) How the servicing approach takes into consideration the cumulative effects of other local developments with regard to traffic and transport;*
- u) Provision for monitoring of the implementation of the CMP and review by the council during the course of construction works;*
- v) Any other relevant information with regard to traffic and transport.*

#### *The Primrose Hill Conservation Area Statement*

- 5.46 Finally, the Conservation Area Statement for the Primrose Hill Conservation Area also provides useful contextual background information and an indication of the Council's priorities in the area surrounding the site. In this instance, however, as the external changes are located to the rear of the property, listed building policies will be the key consideration in the assessment of the impact of the proposals on the Heritage Asset.

## 6.0 Heritage Statement

### Introduction

6.1 AGA notes that the works at 4 Oval Road potentially impact on two Heritage Asset classifications:

1. The property's Grade II listing, as per Historic England's Statutory Register; and
2. The surrounding Primrose Hill Conservation Area.

### Historic England Grade II Listing

6.2 No 4 Oval Road, Primrose Hill was originally built as one of a terrace of 5 dwellinghouses circa 1835. However, as the planning history makes clear, several of the properties underwent sub-division and major alteration in the early 1970s; and it was at this time that LB Camden granted approval for the sub-division of No4 into 2 units - a maisonette on the ground and upper floors and a self-contained flat on the lower ground floor. The listing description for No4 reads as follows:

*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.*

### Primrose Hill Conservation Area

- 6.3 As to impact on the Conservation Area, the Primrose Hill Conservation Area Statement advises that the bulk of the area was designated on 1st October 1971 and then extended to include the north part of Erskine Road on the 18th June 1985. In character, the area is noted as being made up of a series of well laid out Victorian terraces; residential in character, although with a number of local industries, shopping centres, a primary school and excellent provision of open space due to the proximity to Primrose Hill.
- 6.4 The subject property is located within sub area 4 – Gloucester Crescent. 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. The Conservation Area Statement advises that 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. Sub area 4 is characterised by 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.
- 6.5 As to the topography and character of Oval Road itself, it is described as a wide road running almost parallel to the railway line and forming the straight back of the "D", adjoining Gloucester Crescent at its north and south ends. On the east side of Oval Road is located Regent's Park Terrace, a terrace of attractive houses dating from 1840-50 accessed by a private highway and set back some distance from Oval Road behind a long narrow grassed garden area with a line of very large trees which dominate Oval Road by their sheer size. The Statement then refers to the terrace containing No4:

*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.*

- 6.6 Whilst the Conservation Area Statement advises that many properties within the large D have very substantial gardens, this is not the case with Nos2-10 which are located where the D narrows at its northern end.

### Significance of Existing Heritage Asset in terms of Listed Status

- 6.7 Analysis of historic planning consents has uncovered the layout of the original 1835 house (see CH's reduced scale heritage assessment drawings in Appendix A and Photographs in Appendix B). These also reveal the level of historic fabric (including internal walls & decorative interior works) removed and new internal walls inserted in the early 1970s, following the conversion of the dwellinghouse to a maisonette and a flat. The impact of the 1980s roof extension to the rear of the property is also apparent from the planning archive and views to the rear.
- 6.8 Based on the above sources, AGA and CH have prepared a set of plan, elevational and sectional drawings which reflect the age and, therefore, significance of the various architectural elements making up the building and its fabric (see Appendix A). The significance of the various aspects of the existing building are scored from Level 1 – Very High Heritage Value to Level 5 – No Heritage Value.
- 6.9 As CH's drawings reveal, much of the interior of the lower ground floor of No4 was stripped out during the 1970's conversion; and little decorative work, remains, although decoration may well have been minimal at this "basement" level anyway. Overall, upper floor levels have suffered less intervention, although the insertion of a central bathroom at second floor level, as well as the 1980s roof extension, are notable exceptions. Externally, the key street elevation is little altered, but at the rear, the additional third floor (which involved the submersion of a roof gable feature into a wall of brickwork), and the insertion of a later ground floor balcony with stairs and lower ground floor lobby below affect the integrity of the elevation. In terms of significance, if the front elevation warrants a top level 1 out of 5, the rear elevation merits a 3, mainly due to the unsympathetic high level works. It is no coincidence, therefore, that it is principally the front exterior of the set piece which features in English Heritage's listing description (and indeed justifies that listing) and which makes such a positive contribution to the character and appearance of the surrounding Primrose Hill Conservation Area.
- 6.10 Elements scoring a 2, i.e. making a High contribution to the Asset's Heritage value, are restricted to the remnants of the original lower ground floor, ground floor, first floor and second floor layouts, namely: the rear return, front lightwell and vaults, the existing Entrance Hall & stairwell; the ground floor Reception Room & Kitchen; and the first floor Reception Room, as well as those elements comprising original walling, flooring, ceiling, door & window fabric dating from 1835 (coloured red on the plans). Regrettably, some internal features which would usually warrant a Grade 2 valuation, such as sections of plasterwork, fire places and other internal fittings, appear to have been stripped out of the building during the 1970s conversion.

- 6.11 As to aspects and elements making a Moderate contribution to the listed building (Significance Level 3), as mentioned above, the altered rear elevation falls into this category, as does the plan layout of the building taken as a whole, which has been compromised by the removal of the original staircase linking ground and lower ground; the insertion of a number of centrally-located bathrooms and the removal of original walling defining rooms. Finally, the remnants of original ground floor chimney breasts at basement level have also been graded 3 as it is recognised these should be retained in any proposed layout.
- 6.12 In respect of Level 4 - Low value items, this grading would normally be allocated to non-original material which has replaced original building fabric in a sympathetic fashion, and which, therefore, makes a contribution towards retaining the original layout and/or appearance of the building. In this instance, however, there is little that falls into this category.
- 6.13 Finally, a score of 5 (no heritage value) has been allocated to all of the building fabric introduced during the 1970s conversion and subsequently. This includes internal partition walls; new timber flooring; later cupboards etc, which make no positive contribution to the understanding of the layout of the original dwellinghouse and often obscure that layout. The 1980s third floor accommodation is also rated 5.
- 6.14 Overall, AGA considers the current exterior of the existing building (i.e. including the front and rear elevations) to merit a High significance value of 2, whilst the interior drops to a more modest 3, largely due to the strip out of original fabric during the 1970s conversion and some unfortunate insertions/additions.

#### Significance of Existing Heritage Asset in terms of the Primrose Hill Conservation Area

- 6.15 As is clear from the extracts from the Primrose Hill Conservation Area Statement set out above, No4 Oval Road, and its terrace partners at No2, 6, 8 & 10, form part of a coherent set piece and, therefore, make a major contribution to the character and appearance of the Conservation Area. Consequently, AGA would assess the significance of the existing building as level 2 – High, out of a possible 5 in terms of its significance to the Conservation Area, implying conspicuous alterations requiring planning approval to the front of the building are very unlikely to be acceptable.

#### Proposed Alterations & Extensions

- 6.16 When preparing their proposals for the reinstatement, alteration & extension of the property, the applicants and CH have adhered to 5 key principles:

- To respect the “Very High” contribution made by the building’s exterior to the Heritage Asset, and particularly the front façade as reflected in its EH Grade II listing description and its Conservation Area location;
- To restore some semblance of the hierarchy of space within the original house by re-integrating the lower ground floor with the other floors; and recognising and retaining the pre-eminence of the Entrance Hall and the principal ground and first floor Reception rooms;
- To retain as much of the remaining original layout and internal fabric as possible, whilst allowing increased daylight into the rear of the lower ground floor;
- To restore the interior to reflect the original designs for the house, where possible; and
- To execute the exterior form of the rear extension in glass, and in a sympathetic contemporary and minimalist manner which respects the building line of the rear returns and contrasts with the traditional and historic form of the rear of the house and the rear return, allowing them to be seen through the glass.

6.17 Externally, to the rear, it is proposed to replace the existing balcony, steps and lobby area with a very simple and minimalist single storey glass structure set between the adjacent returns. This insert is designed as a secondary element - set back from the rear building line of the returns and with a flat glass roof well below the height of the adjacent two storey flat-roofed returns. In order to allow the light from this new space to permeate into the lowest level of the rear of the historic building; and to link the Living Room and Kitchen areas, it is proposed to remove two sections of brickwork at lower ground floor level only: one to the side of the rear return; and one to the rear of the main wall of the dwellinghouse.

6.18 In addition, a former window opening in the rear elevation of the return will be re-opened and extended to lower ground level to provide a traditional glazed door; a new window in matching style will be inserted above; and a ground floor door opening in the side of the return, formerly providing access to the balcony, will be partially blocked up to create a traditional and matching window. Glazing to the front and rear of the third floor will also be replaced with like-for-like minimalist glass. Proposed external alterations to the front of the property are, therefore, minimal, whereas those to the rear, although more substantial, are executed in a sympathetic and, for the glass extension, a more contemporary fashion, in order to contrast with the historic brick built form.

6.19 Internally, at lower ground floor level, it is proposed that much of the 1970s conversion work, including the central bathroom, internal walls and cupboards, will be stripped away to provide a simplified layout with a reinstated stair and improved circulation space (see Section 4.0 above). No original 1835 fabric other than those sections mentioned above will be removed. Crucially, the Entrance Hall and the three principal rooms at ground and first floor level will be retained and brought back to life.

### Assessment of Impact of Proposed Works on Heritage Assets

6.20 AGA has considered the impact of the proposed amalgamation, alteration & extension on a range of aspects:

1. Assessment of Impact of Proposed Amalgamation on Listed Building & Conservation Area.

- As the amalgamation of the existing maisonette and flat only requires the reinstatement of the stair linking the ground and lower ground floor levels in its original location, AGA considers the impact of this action to be strongly positive for both the listed building and the Conservation Area as it restores the original layout and hierarchy of space within the dwellinghouse with minimal loss of historic fabric, and will allow the building to be repaired, decorated and maintained as a single entity to the benefit of the Conservation Area for the foreseeable future. Overall, this should allow the current significance rating for the exterior as a whole to be maintained at Level 2, but for the significance rating of the interior to be increased from 3 to 2.5.

2. Assessment of Impact of External Alterations & Rear Glass Extension on Listed Building & Conservation Area.

• Front façade

No alterations or extensions are proposed to the important street facade of the building, other than the like-for-like replacement of windows at third floor level, and these are hidden from view by the balcony parapet in any event. Consequently, AGA concludes that, in this respect, the proposed works will have no impact on the listed building or the Conservation Area and the significance of the front elevation remains at the highest level - 1.

• Rear Elevation

The main external alterations being proposed are to the rear, where the glass extension is also to be located. AGA considers the intended removal of the two sections of historic brickwork are not insignificant, but the resulting impact is mitigated by the works being strictly limited to the rear lower ground floor of the main building and return; by the works being inconspicuous within the Conservation Area; by the retention of wall nibs and downstands marking the original room layout; and by the introduction of the contemporary glass structure which houses and contains the sections that are being opened up. The removal of the later balcony, stairs and lobby to the rear are not significant. Altogether, the effect is of a limited

and carefully-considered modern intervention to the rear of the lowest level of a historic building – an approach apparent in a number of other Grade II\* and Grade II listed residential buildings in London (see Appendix C). It is noted that the introduction, or re-introduction, of windows to the rear and side of the rear return has been executed to a traditional design to enhance the contrast between the glass extension and the rest of the built form. As a consequence of all of these measures, AGA concludes that whilst the opening up of the rear lower ground floor and the addition of the extension clearly has an impact, overall, that resulting impact is broadly neutral, with the level of significance for the rear elevation remaining at 3.

### 3. Assessment of Impact of Internal Alterations on Listed Building.

- Floor Layout.

AGA concludes that the proposed layout restores some, but not all, of the original 1835 layout (currently assessed overall as level 3). However, crucially, it doesn't exacerbate the problem by removing or obscuring more of the original internal layout than is already the case; and the restored linkage between lower ground floor and ground floor is a strong positive. At lower ground floor level, the alterations to the rear of the building (already discussed above) do impact on the original floor layout, but the design clearly indicates where original walls previously existed and this removal is balanced by the stripping out of all of the 1970s sub-division of this floor which resulted from the imposition of a central Bathroom. At ground floor level, the original layout is strengthened by the recreation of sections of original walling. At first floor, the overall layout remains, although, following the relocation of a fire place surround to a second floor Bedroom, the rear room is to be split in two to provide a separate Bathroom and Dressing Area. These works are intended to be removable, however, allowing restoration of the single space at a future time. Overall, AGA would assess the impact of the proposals on the layout of the heritage asset to be minor positive resulting in an improved significance level of 2.5, with the reintegration of the two units and the other improvements at ground and upper floor levels balancing the loss of original walling to the rear of the building at lower ground level.

- Hierarchy of Space

With regard to the hierarchy of space within the dwelling, both the reinstatement of the original dwellinghouse through the amalgamation of the existing units and the retention of the principal rooms at ground and first floor level are strong positives. Again, these balance the slight increase in space (6.46sqm or 2.9% of the



total floor area) at lower ground floor level resulting from the glass extension. Consequently, with the existing hierarchy of space within the properties assessed as Level 4 – Low, principally due to the sub-division of the original dwellinghouse, AGA assesses the impact of the proposals as a strong positive, perhaps improving the Hierarchy of Space rating to 2.5.

- Historic Fabric - Lower Ground Floor

Internally, the lower ground floor alterations largely involve the removal of non-original internal walls (assessed as level 5 – no value), so these have no impact on the listed asset. Externally, the window openings created, or re-created in the rear return, whilst resulting in some loss of historic brickwork, are modest and carried out in a sympathetic manner. However, the impact on the historic fabric as a result of the loss of the two sections of external brickwork (to the side of the rear return and to the rear of the main wall of the house) is more significant and, overall, results in an assessment of impact on the original building fabric at ground floor level as negative, taking the significance level for this floor from 3 down to 4.

- Historic Fabric - Ground Floor

By contrast, the retention and restoration of the principal rooms at ground floor level involve minimal impact on the listed fabric, leaving the significance level of this floor at 2 - High.

- Historic Fabric - First Floor

The main alteration at this level is the sub-division of the rear room to provide a Master Ensuite and a Dressing Area. However, the non-original fireplace is being relocated within the property, the chimney breast is being retained, and the new partition wall will be designed to be removeable. The only impact might be on the existing cornicing within this space, albeit it is already partly removed by a high level heating plenum. Existing cornicing will be repaired and extended to the original design within the two spaces. Overall, the impact of the works on the first floor fabric is probably a very minor negative, moving from a 2 - High to a score just above 2.

- Historic Fabric - Second Floor

The historic fabric rating for the second floor has been assessed at 3.5 due to the significant loss of historic fabric which resulted from the creation of the central bathroom in the 1970s. The works now proposed do not affect this significance level, so it remains at 3.5.

- 6.21 In summary, with regard to the significance of the existing heritage asset, AGA concludes that the strip out of the original 1835 dwelling and its sub-division into two units in the 1970s, inflicted moderate damage to the interior of the dwelling. The addition of the roof extension in the 1980s, whilst affecting the rear elevation, had less impact on the internal layout, hierarchy of space or historic fabric. As a consequence of the conversion works, little remains of the original internal walls, floors, fixtures and fittings at lower ground floor level, although the layout of the principal rooms on upper levels is largely retained. Externally, the building has fared better, retaining its strong architectural character to the front, although the rear elevation is compromised by the third floor roof extension.
- 6.22 As to the amalgamation, alterations and rear extension now proposed: externally, the impact of the changes is assessed as broadly neutral with the new works, including the extension, being located in the least conspicuous part of the property – the rear lower ground floor level, and the extension being executed in a minimalist contemporary style to contrast with the historic building. Internally, the works will result in a re-establishment of the original hierarchy of space within the dwellinghouse, and a modest improvement in the restoration of the overall layout, with the proposed changes to the rear of the lower ground floor being balanced by the re-integration of the property and other minor layout improvements on upper levels. Unsurprisingly, the impact of the proposals on the historic fabric at lower ground level has to be viewed as a negative, largely due to the opening up works required, but it has less significance at this lowest level than if it extended up to ground level, was more visible and/or affected principal rooms.
- 6.23 Overall, AGA concludes that the architects have understood the relative significance of the listed building's appearance, layout and historic fabric at the outset and designed their proposals accordingly. The result is a sympathetic reinstatement of the original dwellinghouse with the addition of an appropriately contrasting extension to the rear. Considered in the round, AGA considers the works have a minor positive impact on the listed building and a neutral impact on the Conservation Area.

## **7.0 Flood Risk Assessment**

- 7.1 AGA notes that the Environment Agency's Flood Map for Planning (Rivers and Seas) indicates the property at No4 Oval, and indeed all of Primrose Hill, to be located within Zone 1 where the land is assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). Zones 2 and 3 are at higher risk of flooding. In this instance, however, as the proposed works do not include the creation of a basement and only involve a small rear extension, the applicants do not consider the proposals to create the level of additional flood risk that might warrant a full Flood Risk Assessment.

## 8.0 Sustainability Considerations

8.1 With regard to sustainability; whilst the Grade II listed nature of the dwellinghouse prevents full compliance with the full checklist of measures set out in Chapter 4 on Energy Efficiency – Existing Buildings within LBC's CPG3 - Sustainability; several of the measures can be implemented; and these also go some way to addressing the principles contained within current NPPF Objectives; London Plan (FALP) Policy 5.4 Retrofitting; LBC's Core Strategy Policy CS13 - Tackling climate change and Development Management Policies DP22 - Promoting sustainable design and construction and DP23 – Water.

8.2 The applicants are proposing the following sustainability measures be introduced in respect of the amalgamation, alteration and extension of the Grade II listed property:

- Local Employment

The employment of trade contracts for the construction will be direct appointments by the client. This will allow the employment of a series of local builders and trade contractors.

- Material Selection

All contractors will be encouraged to source the materials used for the building elements from environmentally sustainable and local sources. This will reduce transport costs and vehicle emissions for both the delivery of personal and building materials.

- Thermal resistivity and insulation

The new construction (and existing construction, where appropriate) will achieve equal or greater u-values from the following elements;

- Wall - 0.30W/m2K or (0.35 W/m2K improving existing conditions)
- Double Glazed Units (for new windows only and to be agreed with LBC Conservation Officer) - 2.2W/m2K
- Roof - 0.20 W/m2K or (0.20 W/m2K improving existing conditions)
- Flat Roof - 0.20 W/m2K or (0.25 W/m2K improving existing conditions)
- Floor - 0.22 W/m2K or (0.25 W/m2K improving existing conditions)

- Double glazed units (new openings only and to be agreed with LBC Conservation Officer)

New double glazed windows will achieve a minimum performance specification u value of 1.3 w/m2k, 66% light transmission, 28% direct heat transmission, Category 1 safety certificate, neutral appearance. Unit frames are to be thermally insulated to the standard of adjacent walls and provided with perimeter draught seals.

- Heating and hot water services

New heating and hot water services being provided will require minimum performance specification for any gas fired condensing wall mounted boiler to be room sealed, fan assisted with balanced flue fitted with durable guard (minimum SEDBUK rating 90%).

- Electrical lighting

New energy efficient lighting will be installed to equal the greater of one per 25m of dwelling floor area (excluding garages) or part thereof: or one per 4 new fixed lighting fittings or provide light fittings (including lamp, control gear and appropriate housing, reflector, shade or diffuser or other device for controlling the output light) that only take lamps having a luminous efficacy greater than 40 lumens per circuit-watt. Any external lighting fitting should not exceed 150w per light fitting and should automatically switch off when not in use.

## **9.0 Construction Management Plan (CMP)**

9.1 The applicants appointed SLS Builders (SLS) in January 2016 to consider all issues pertaining to the Construction Management Plan (CMP). As a consequence, their multi-document CMP accompanies these applications. The CMP comprises a text summary of the main issues (see below), backed up by drawings and detailed reports in the Appendices.

- Introduction
- Site Investigations
- Construction Methodology (also see Appendix E)
- Report & Communications
- Noise, Dust and Vibration (also see Appendix C)
- Construction Traffic Management (also see Appendix D)
- Protection of Subject & Adjacent Listed Buildings
- Protection of Off Site features
- Preservation of Local Amenity

### Construction Methodology

9.2 SLS advises the proposed works will involve the installation of new steel members, minor demolitions and formation of new openings (see CWPM Structural Drawings in CMP Appendix A and the Constructor's Method Statement (CMS) in CMP Appendix E) The CMS explains how SLS intends to address a number of key issues, namely:

- Temporary Works
- Foundation, Drainage and Slab Construction
- Internal waterproofing, Membrane and Screed
- Supervision and Inspection of Works
- Control Measures
- Monitoring

9.3 During the course of the works, SLS confirms a strict monitoring regime will be in operation to ensure early warning of any non-seasonal building movement. They further advise that the proposed works will generate significant spoil arisings from the demolitions & strip out and only licensed waste removal operators will be employed to dispose of the waste.

### Noise, Dust and Vibration

9.4 SLS recognises that the impact from noise, dust & vibration can be deleterious to the residential amenity of those living nearby. Consequently, it has produced a Noise, Dust & Vibration Management Plan (NDVMP – see CMP Appendix C). The purpose of the NDVMP is to identify the level of risk of adverse noise, dust and vibration effects that may be caused by construction activities associated

with the basement extension works, and to ensure that potential effects are appropriately controlled so that the project is delivered with minimal impact to the amenity of the local community.

- 9.5 Consequently, the NVDMP forms a record of the noise, vibration and dust mitigation and management which will be adopted during construction works at 4 Oval Road. Details of the site and the proposed development are described in Section 2 of the NVDMP, site specific and generic control measures are listed in Section 3; a risk assessment of potential noise, dust and vibration risk effects is presented in Sections 4 - 6 respectively; and finally, a summary of the findings is presented in Section 7.
- 9.6 SLS confirms a construction methodology has been prepared in consultation with the engineers (see CMP Appendix A) and specific control measures have been presented for noise and vibration in Section 3.4 and dust in Section 3.5 of the NVDMP. Due to the nature of the site, and the fact that the majority of the works are to be carried out at the rear, the risk of excessive disturbance caused by Noise is likely to be low. SLS suggests that vibration monitoring be undertaken to ensure that threshold criteria presented in Section 6.2 is not exceeded at sensitive receptors. In addition, the outcome of dust risk assessment presented in Section 5 of the NVDMP confirms the risk to ecological receptors is negligible, consequently the risk of health effects is low risk and the risk of dust soiling during construction activities is also low risk.
- 9.7 SLS concludes that, with the control measures described in this NVDMP, the potential for significant noise, dust and vibration, and adverse effects will be minimised.

#### Traffic Management

- 9.8 SLS has also produced a Construction Traffic Management Plan (CTMP – see CMP Appendix D) which sets out the steps that will be taken to reduce potential traffic congestion outside of the property, when there are deliveries to site of materials and when the waste management company removes waste.
- 9.9 SLS advises that the works will be contained within a hoarding at the front of the property, and that one residents' parking bay suspension will be necessary (see Site Set Up drawing accompanying applications). In addition, no works involving service upgrades to the major utilities are planned, so disruption to the public right of way will be kept to a minimum. Welfare facilities will be located within the boundary of the property.
- 9.10 With regard to programme, the proposed demolition, strip out and construction works are expected to take 20 weeks, with licences in place for the duration of the works.

- 9.11 SLS's CTMP also sets out the contractor's detailed proposals in respect of Highways & Community Liaison, Procedure, Spoil Removal and Waste Management.

Protection of Listed Building

- 9.12 SLS confirms that the historic importance of the building is recognised and care will be taken to protect all external & internal historic fabric that is to remain. The careful implementation of the Construction Method Statement (CMS) contained within the CMP and the continued monitoring of the property during the works will also minimise the risk to the historic fabric resulting from the proposed works. The Site Set Up Plan is included in Appendix B of the CMP and the procedures for monitoring and the safe carrying out of the works are described within Appendix E.

Protection of Off Site Features

- 9.13 SLS confirms care will be taken to protect the built environment in the immediate vicinity. A daily routine of sweeping and jet washing of the roadway and pavement will be implemented throughout the work as required.

Preservation of Local Amenity

- 9.14 SLS asserts that Site Operatives and Managers will be under a standing instruction to minimise the level of risk of adverse noise, dust and vibration effects that may be caused by construction activities associated with the works and to ensure that potential effects are appropriately controlled to ensure the project is delivered with minimal impact on the amenity of the local community. The documents presented in CMP Appendix C – Noise, Vibration & Dust Management Plan; CMP Appendix D – Construction Traffic Management Plan; and Appendix E - the Construction Methodology section in the CMP all detail the measures to be taken to preserve the amenity of the neighbourhood. These together with a daily regime of street cleaning; trained banksmen on duty; and adherence to the Code of Considerate Construction will alleviate the potential for disruption during the planned works.



## 10.0 Access

- 10.1 Paragraph 9.4 of LBC's CPG6 Amenity advises that changes of use, alterations and extensions to existing buildings and spaces should, where practicable and reasonable, be designed to improve access for all. Paragraph 9.6 goes on to state that for developments involving housing, reference should also be made to Camden Development Policies policy DP6 – Lifetime Homes & Wheelchair Housing; and Camden Planning Guidance on Lifetime Homes and Wheelchair Housing. However, the Council recognises that the accessibility needs are lower for certain sectors of the population than others and the Equality Act 2010 does not override other legislation such as listed building or planning legislation. Consequently, the Council has indicated it will assess each development proposal on its own merits to determine a suitable level of accessible accommodation to be provided.
- 10.2 The proposals in the Householder Planning & LBC applications now submitted largely involve the reinstatement of a Grade II listed dwellinghouse through the amalgamation of a maisonette and a flat; internal alterations throughout the property; and a small extension to the rear. The house is arranged over 5 floors with an approx 2.8m change in level between the street entrance and the rear garden. There are two separate single steps up to the front ground floor entrance off the street and this approach should be useable by the ambulant disabled and assisted wheelchair users. Access to the lower ground floor from the street is via a narrow and steep set of stone steps and this would be unusable for the disabled. The former stair flight connecting ground floor and lower ground floor within the property is to be reinstated and this should be capable of accommodating the ambulant disabled, although access for wheelchair users is restricted as there is no lift within the listed dwelling. Reluctantly, AGA concludes that the scope for access improvements in this instance is strictly limited.

## 11.0 Policy Assessment of Proposals

### Housing Policy – Amalgamation of 2 Units

- 11.1 Part f) of LBC DMD Policy DP2 – Making full use of Camden's capacity for housing advises that the Council seeks to minimise the loss of housing in the borough by resisting developments that would involve the net loss of two or more homes. Subsequent explanatory paragraph 2.23 adds that the Council does not seek to resist schemes combining dwellings that involve the loss of a single home. As the reinstatement of the original dwellinghouse at 4 Oval Road only involves the loss of one housing unit, the current proposal for the amalgamation of the two existing units to form a single residence meets this policy requirement

### Heritage Policy

- 11.2 AGA's concludes that CH's proposals have been prepared on the basis of appropriate historical record drawings and a thorough heritage assessment, as required by NPPF paragraph 128 and the Further Alterations to the London Plan (FALP) Policy 7.8 Part A. This analysis work confirms that the character of the building's rear façade has been diminished by the addition of the roof extension during the 1980s. In addition, the interior of the former dwellinghouse was negatively impacted by its sub-division into a maisonette and a flat in the early 1970s, just before the building was listed. This conversion work involved the strip out of many internal walls, much of the timber flooring and some decorative features including plasterwork and fireplaces.
- 11.3 Turning to the current proposals, externally, alterations are limited to the rear elevation, where it is proposed to open up the rear of the main building and the side of the return at lower ground floor level only, to allow more light into the dingiest part of the property. Other new (or re-opened) openings in the rear return will receive traditional fenestration to match the existing whereas the rear extension will take the form of a contemporary minimalist glass box inserted discreetly between the returns. As is the usual approach with listed buildings, all new woodwork to windows in the rear return will match the existing in style (sash), finish & colour, to minimise any impact. The minimalist extension, however, has been deliberately designed in glass to contrast with the historic building, thus reading as a later addition, and to provide an elegant and airy living space. It is also noted that similar extensions to listed building have been approved and constructed in recent years in the capital (see Appendix C).
- 11.4 As to the impact of the proposals, at lower ground floor level, whilst the opening up works necessitate the removal of some of the original 1835 fabric, all other walls being demolished comprise those inserted during the 1970s conversion.

Elsewhere, principal rooms are maintained and restored; the missing staircase connecting ground floor and lower ground floor is reinstated; and some of the cramped accommodation dating from the conversion is replaced by larger rooms and a more open arrangement. Where original walls are removed, markers will remain to indicate the previous existence of the wall and the original layout. In addition, the interior decoration will be restored to a state more evocative of its pre-conversion state, with the repair, extension and re-introduction of plaster cornicing.

- 11.5 With the amalgamation of the two units and the addition of a small 6.46 sqm rear extension, the Gross Internal Floor Area of the original dwellinghouse only increases by a modest 2.9% to 228.55sqm. Consequently, AGA considers the hierarchy of space within the former house to be largely restored.
- 11.6 In terms of impact on the listed building, AGA concludes that, on balance, the overall impact of the proposals on original layout, hierarchy of space and historic fabric is a minor positive, with the amalgamation contributing a strong positive.
- 11.7 In terms of impact on the Primrose Hill Conservation Area, AGA concludes that the discreet and clean lines of the glass extension, and the more traditionally-styled alterations to the rear return are appropriate; maintain the character of the Conservation Area and are, therefore, broadly neutral.
- 11.8 AGA concludes that, looked at comprehensively, the proposals seek to minimise their impact on the listed building and its Conservation Area setting, and are in line with the heritage protection & enhancement measures set out in NPPF paragraphs 61, 126 and 132; Further Alterations to the London Plan (FALP) Policy 7.8 Parts B, C & D; and LBC's Core Strategy Policy CS14 - Promoting high quality places and conserving our heritage; and DMD Policies Policies DP24 - Securing high quality design and DP25 – Conserving Camden's heritage.

#### Sustainability Policy

- 11.9 With regard to sustainability; the listed nature of the building prevents compliance with the full checklist of measures set out in Chapter 4 on Energy Efficiency – Existing Buildings within LBC's CPG3 on Sustainability; but it is proposed to implement several of the measures and these also recognise the principles contained within current NPPF Objectives; London Plan (FALP) Policy 5.4 Retrofitting; LBC's Core Strategy Policy CS13 - Tackling climate change and Development Management Policies DP22 - Promoting sustainable design and construction and DP23 - Water.
- 11.10 Sustainability measures to be implemented will include:

- The employment of local builders and trade contractors.
- The sourcing of the materials used for the building elements from environmentally sustainable and local sources.
- High thermal resistivity and insulation for all new construction works
- Double glazed timber units with thermally insulated frames and draught seals for new openings if approved by LBC Conservation Officer
- New heating and hot water services including a gas-fired condensing wall mounted boiler, room sealed and fan assisted with balanced flue fitted with durable guard (minimum SEDBUK rating 90%).
- New energy efficient lighting

11.11 Consequently, given the nature of the works and the limitations due to the listed status of the dwellinghouse, AGA concludes that the proposals provide a proportionate response to issues of sustainability.

#### Residential Amenity Policy

11.12 Residential Amenity policy in respect of all development is clearly set out in LBC's DMD Policy DP26 - Managing the impact of development on occupiers and neighbours and CPG6 – Amenity, with chapter 8 of CPG6 advising that Construction Management Plans (CMPs) are required for developments that are near vulnerable buildings or structures, included listed buildings.

11.13 AGA considers that the only new elements within the proposals that could potentially have an impact on the neighbours or the local area are the new high level window to the end elevation of the rear return and the lower ground floor glass extension between the returns. However, the physical context, location and nature of both the new window and the extension raise no issues in respect of impact on neighbours' sunlight or daylight, outlook or overbearing development. Only two aspects require further detailed consideration:

- Potential impact on existing privacy levels as a result of the new window at the end of the rear return; and
- Potential disruption from artificial light after daylight hours in respect of the glass extension

11.14 With regard to the new window to the rear return, firstly, it should be noted that there are, currently, rear-facing windows to both habitable & non-habitable

rooms within 4 Oval Road at ground, first, second and third floor levels – all of which overlook the rear of No 50 Gloucester Crescent at an oblique angle. Consequently, there is already a high level of overlooking. Secondly, we note the new window is located some 10.5m away from the rear windows to the angled rear façade to 50 Gloucester Crescent at the nearest point. Nevertheless, it has been decided that the new Study window should be non-openable and fitted with obscured (plain-etched) glass to ensure there is no overlooking of surrounding gardens or views into properties at the rear.

11.15 As to the possible escape of artificial light from the glass extension during the hours of darkness, this extension is hemmed in by higher returns to either side, so the potential for sideways spread of light to immediate neighbours is greatly reduced. The interior designers have also deliberately avoided the use of uplighters and will utilise low wattage lamp sources within the space. In addition, the glazing to the roof and doors will be Priva-Lite electrochromic glass, which darkens when an electric current is passed through it. This darkening will be triggered when artificial lights are switched on and it is dark outside. Not only will this reduce any artificial light escape by 30% but it will ensure a degree of privacy for the occupiers. As to any possible impact on 50 Gloucester Crescent, the corner of which is located some 9.5m away to the rear, in addition to the above measures, the existing trellis on top of the remaining 1.15m high rear boundary wall will be replaced by close boarded horizontal timber boards in a natural finish and climber planting to the same height. Consequently, AGA considers the likelihood of neighbours to either side or the rear of No4 being disturbed by artificial light from the glazed extension during the hours of darkness is remote.

11.16 The construction work phase also requires careful consideration as all building works have the potential for disruption to neighbours. Consequently, the applicant has complied with LBC's requirement by instructing the production of a comprehensive Construction Management Plan (CMP). The CMP covers all of those issues referred to in CPG6 which are relevant to the proposed alteration and basement extension works, including:

- Construction Methodology
- Noise, Dust and Vibration
- Construction Traffic Management
- Protection of Listed Building
- Protection of Off Site Features
- Preservation of Local Amenity

11.17 Greater detail on the first three items (which also includes reference to the three remaining items) is contained in the Appendices to the CMP, with the following in depth statements/plans:

- A - Structural Drawings & Specification

- B - Site Set Up Plan
- C - Noise Dust Vibration Management Plan
- D - Construction Traffic Management Plan
- E - Construction Method Statement
- F - Project Team Hierarchy

11.18 Overall, AGA concludes that the permanent works will result in no loss of amenity to immediate neighbours; and the proposed Construction Management Plan and associated methodologies will provide adequate safeguards and mitigation during the temporary works phase, in conformance with LBC's DMD Policy DP26 - Managing the impact of development on occupiers and neighbours and CPG6 – Amenity.

## 12.0 Conclusions & Recommendations

12.1 In summary, AGA concludes the proposed works to 4 Oval Road are in line with LBC policy on the amalgamation of residential units; are respectful of the Heritage Asset; and meet the vast majority of national, regional and local planning policies and guidance. Specifically:

- As the detailed Heritage Statement confirms, overall, the permanent proposed works will have a minor positive impact on the external architectural and historic character of the Listed Building (Heritage Asset); and what little impact there is, will be at lower ground floor level to the already-altered rear of the building, away from the key frontage.
- The permanent proposed works have a broadly neutral impact on the Primrose Hill Conservation Area (Heritage Asset).
- The Heritage Statement confirms the character of the interior of the current Listed Building (Heritage Asset) has been compromised by the works undertaken to convert it into a maisonette and a flat during the early 1970s, prior to its statutory listing by English Heritage. The latest proposals involve demolition of non-original fabric and two sections of original fabric to the rear lower ground floor, but where removal of small original walling is proposed in order to improve light quality to the rear, sections of walls above and to either side of the opening will be left in situ to provide clear markers as to the location of original walls, in accordance with best practice.
- The amalgamation proposals restore the hierarchy of space within the original Heritage Asset with a dominant ground floor over a very slightly enlarged lower ground floor level.
- By way of precedent, the use of simple structural glass extensions to Grade 2 dwellinghouses has already been accepted in LB Camden at Park Village West, Regents Park and elsewhere within the capital (e.g. Grade II\* Oak House, Richmond Green & Grade II 120 Castelnau, Barnes - see Appendix C).
- Proposed interior decoration works within the flat, including plaster corncicing & ceiling roses and timber picture rails, skirtings & timber flooring, will recreate the period style of the original 1835 dwelling, thus restoring part of the original character lost in the 1970s.
- The basic Flood Risk Assessment (FRA) confirms that the proposed development within Zone 1 has an acceptable flood risk within the terms and requirements of former PPS25 and current NPPF policy.

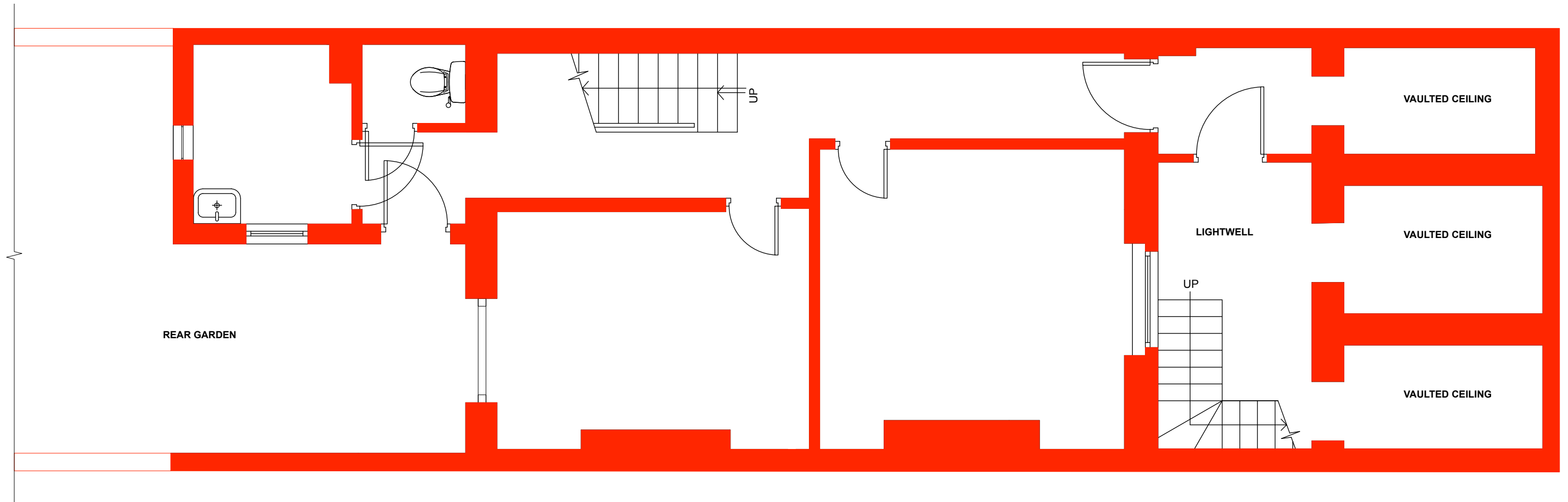
- Whilst not comprehensive due to the listed nature of the building, a range of sustainability measures will still be deployed to improve the energy performance of the existing property and encourage the use of sustainable materials and local sourcing of materials and labour.
- Neither the additional windows in the rear return nor the glass extension to the rear will result in any additional loss of residential amenity in terms of daylighting or sunlighting levels, overlooking, noise, overbearing development or outlook in respect of immediate neighbours or those to the rear of No4 in Gloucester Crescent. In addition, artificial light from the glass extension (fitted with Priva-Lite privacy glass) during the hours of darkness is shown to be limited due to the contained nature of the extension and the distance & screening between the extension and the corner of No 50 Gloucester Crescent to the rear.
- SLS has produced a Construction Management Plan (CMP) demonstrating that the construction works can be undertaken in a safe and expedient manner that minimises the risk of structural or other damage to the listed building and adjoining listed buildings, and minimises the impact of the works on residential amenity in terms of visual impact, noise, vibration, dust, traffic movement and street maintenance

12.2 As a consequence, AGA concludes there are no material reasons why full planning permission and Listed Building Consent should not be granted for the proposed works and respectfully requests the Council to grant the necessary approvals.

12.3 The applicants, AGA and other members of the consultancy & contractor team would be pleased to attend a site visit to discuss matters further with LBC officers if this would be of assistance.



## **Appendix A – Heritage Asset Assessment Drawings – CH with AGA**

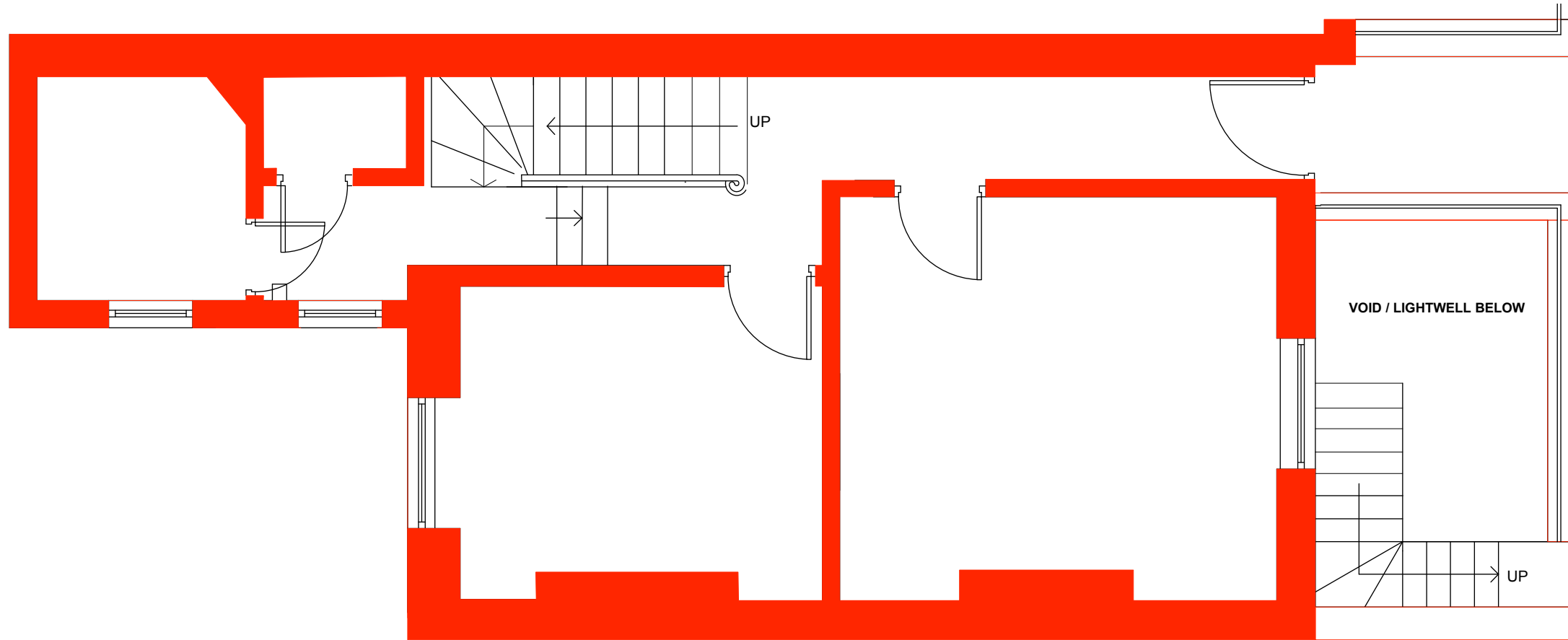


1 HISTORIC LOWER GROUND FLOOR PLAN  
Scale: 1:50

| LEGEND      |   |
|-------------|---|
| <div></div> | Existing Original Historic Walls (c 1835) |



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| ISSUE:  |      | DATE:   |          | COMMENT:  |  |
| -   |      | March 2016                                      |          | Issue for Planning & Listed building Consent                        |  |
| CallenderHoworth  |      | Morelands<br>5-23 Old Street<br>London EC1V 9HL |          | T: 020 7336 8560<br>F: 020 7549 2152<br>W: www.callenderhoworth.com |  |
| Job no.   |      | Job title                                       |          |   |  |
| 1198  |      | 4 OVAL ROAD                                     |          |   |  |
| Drawing no.   |      | Drawing title                                   |          |   |  |
| 700H  |      | HISTORIC LOWER GROUND FLOOR PLAN                |          |   |  |
| Scale   | Size | Drawn   | Revision |   |  |
| 1:50  | A3   | GM  | -        |   |  |
| All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing. |      |   |          |   |  |



1 HISTORIC GROUND FLOOR PLAN  
Scale: 1:50

LEGEND

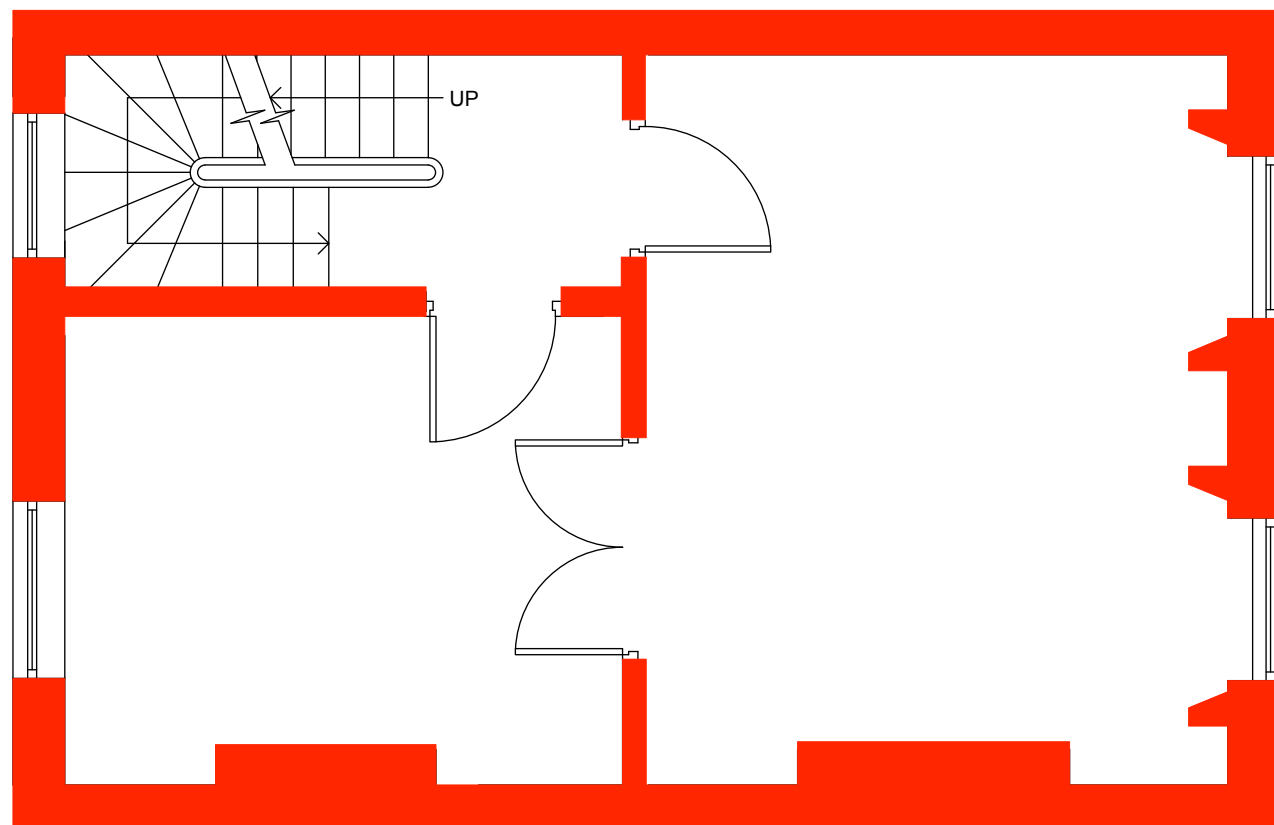
Existing Original Historic Walls (c 1835)



ISSUE: - DATE: March 2016 COMMENT: Issue for Planning & Listed building Consent

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| Job no.                  |  | Job title                                       |       |   |  |
| 1198                     |  | 4 OVAL ROAD                                     |       |   |  |
| Drawing no.              |  | Drawing title                                   |       |   |  |
| 701H                     |  | HISTORIC GROUND FLOOR PLAN                      |       |   |  |
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All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



1 HISTORIC FIRST FLOOR PLAN  
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LEGEND

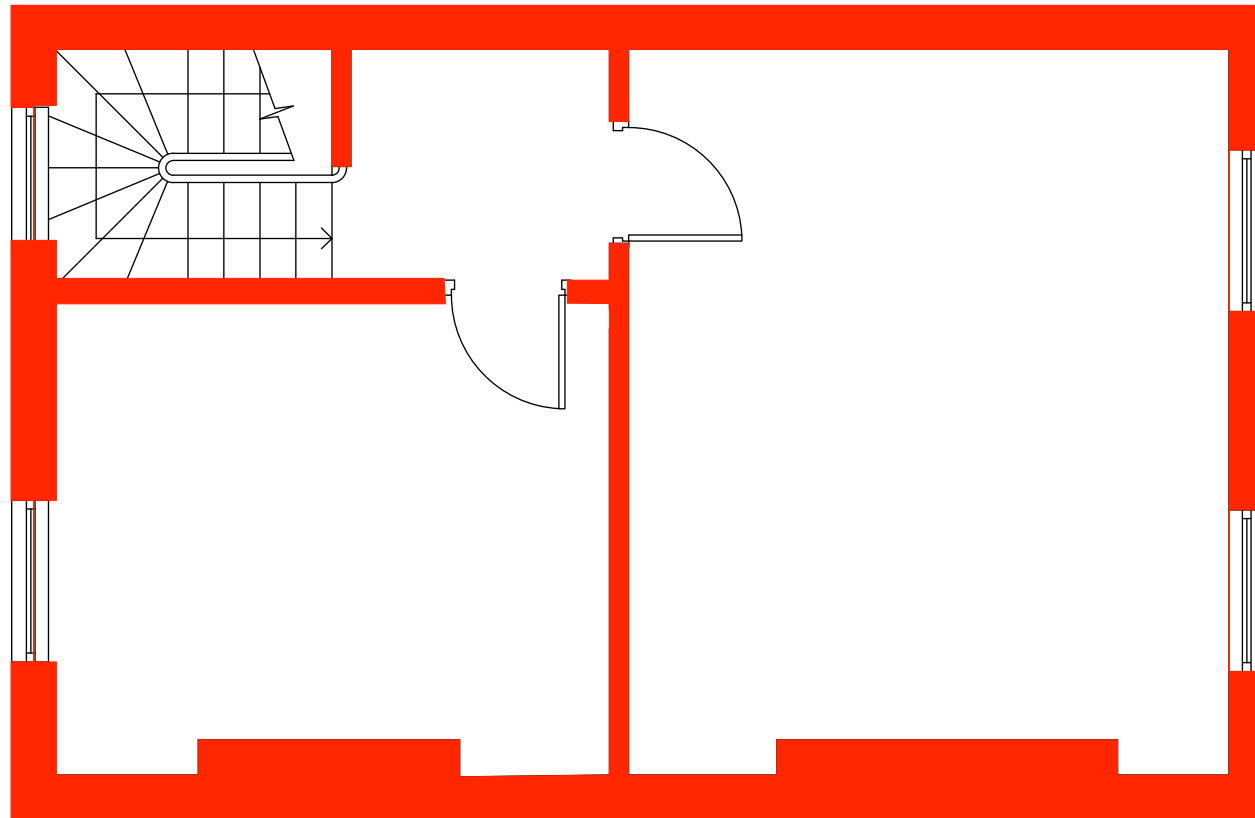
Existing Original Historic Walls (c 1835)



ISSUE:      DATE:      COMMENT:  
-      March 2016      Issue for Planning & Listed building Consent

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| Callender <b>Howorth</b> |                           | Morelands<br>5-23 Old Street<br>London EC1V 9HL<br>T: 020 7336 8560<br>F: 020 7549 2152<br>W: <a href="http://www.callenderhoworth.com">www.callenderhoworth.com</a> |          |
| Job no.                  | Job title                 |  |          |
| <b>1198</b>              | 4 OVAL ROAD               |  |          |
| Drawing no.              | Drawing title             |  |          |
| <b>702H</b>              | HISTORIC FIRST FLOOR PLAN |  |          |
| Scale                    | Size                      | Drawn  | Revision |
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All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



1 HISTORIC SECOND FLOOR PLAN  
Scale: 1:50

LEGEND

Existing Original Historic Walls (c 1835)



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| ISSUE:           | DATE:                      | COMMENT:  |   |
| -                | March 2016                 | Issue for Planning & Listed building Consent    |   |
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| Job no.          | Job title                  |   |   |
| 1198             | 4 OVAL ROAD                |   |   |
| Drawing no.      | Drawing title              |   |   |
| 703H             | HISTORIC SECOND FLOOR PLAN |   |   |
| Scale            | Size                       | Drawn   | Revision  |
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All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.

## **Appendix B – Photographic Record of Existing - CH**



ENTRANCE



LIVING ROOM



STUDY



FLAGSTONE - GARDEN



BEDROOM



KITCHEN

ISSUE: - DATE: 09.03.16 COMMENT:

|                          |      |   |          |   |  |
|--------------------------|------|---|----------|---|--|
| Callender <b>Howorth</b> |      | Morelands<br>5-23 Old Street<br>London EC1V 9HL |          | T: 020 7336 8560<br>F: 020 7549 2152<br>W: www.callenderhoworth.com |  |
| Job no.                  |      | Job title                                       |          |   |  |
| 1198                     |      | 4 OVAL ROAD                                     |          |   |  |
| Drawing no.              |      | Drawing title                                   |          |   |  |
| 900                      |      | LOWER GROUND FLOOR<br>SITE PHOTOS               |          |   |  |
| Scale                    | Size | Drawn   | Revision |   |  |
| -                        | A3   | GM  | -        |   |  |

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.





CORNICE



ENTRANCE



SHUTTERS



ENTRANCE DOOR



DOUBLE DOOR



FIREPLACE REAR



KITCHEN



BALUSTRADE



FIREPLACE FRONT



RECEPTION ROOM

ISSUE: -      DATE: 09.03.16      COMMENT: -

|                          |      |   |          |   |  |
|--------------------------|------|---|----------|---|--|
| Callender <b>Howorth</b> |      | Morelands<br>5-23 Old Street<br>London EC1V 9HL |          | T: 020 7336 8560<br>F: 020 7549 2152<br>W: <a href="http://www.callenderhoworth.com">www.callenderhoworth.com</a> |  |
| Job no.                  |      | Job title                                       |          |   |  |
| 1198                     |      | 4 OVAL ROAD                                     |          |   |  |
| Drawing no.              |      | Drawing title                                   |          |   |  |
| 901                      |      | GROUND FLOOR SITE PHOTOS                        |          |   |  |
| Scale                    | Size | Drawn   | Revision |   |  |
| -                        | A3   | GM  | -        |   |  |

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.





DOOR



IRONMONGERY



FIREPLACE FRONT



RECEPTION ROOM



PANELLING



FIREPLACE EN SUITE



DRAWING ROOM



ISSUE:      DATE:      COMMENT:  
-      09.03.16

|                          |  |   |       |   |  |
|--------------------------|--|---|-------|---|--|
| Callender <b>Howorth</b> |  | Morelands<br>5-23 Old Street<br>London EC1V 9HL |       | T: 020 7336 8560<br>F: 020 7549 2152<br>W: www.callenderhoworth.com |  |
| Job no.                  |  | Job title                                       |       |   |  |
| 1198                     |  | 4 OVAL ROAD                                     |       |   |  |
| Drawing no.              |  | Drawing title                                   |       |   |  |
| 902                      |  | FIRST FLOOR SITE PHOTOS                         |       |   |  |
| Scale                    |  | Size  | Drawn | Revision  |  |
| -                        |  | A3  | GM    | -   |  |

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



STAIRS TO MANSARD EXTENSION



BEDROOM 2



ARCH - BEDROOM 3



BEDROOM 3



BATHROOM

|   |          |  |          |
|---|----------|--|----------|
| ISSUE:  | DATE:    | COMMENT:   |          |
| -   | 09.03.16 |  |          |
| CallenderHoworth  |          | Morelands<br>5-23 Old Street<br>London EC1V 9HL<br>T: 020 7336 8560<br>F: 020 7549 2152<br>W: www.callenderhoworth.com |          |
| Job no.   |          | Job title  |          |
| 1198  |          | 4 OVAL ROAD  |          |
| Drawing no.   |          | Drawing title  |          |
| 903   |          | SECOND FLOOR SITE PHOTOS   |          |
| Scale   | Size     | Drawn  | Revision |
| -   | A3       | GM   | -        |
| All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing. |          |  |          |





BAY WINDOW



BEDROOM 1



BATHROOM



WOOD PANELLING

ISSUE: -      DATE: 09.03.16      COMMENT:

|                           |            |   |               |   |
|---------------------------|------------|---|---------------|---|
| Callender <b>Howorth</b>  |            | Morelands<br>5-23 Old Street<br>London EC1V 9HL |               | T: 020 7336 8560<br>F: 020 7549 2152<br>W: www.callenderhoworth.com |
| Job no.<br><b>1198</b>    |            | Job title<br><b>4 OVAL ROAD</b>                 |               |   |
| Drawing no.<br><b>904</b> |            | Drawing title<br><b>THIRD FLOOR SITE PHOTOS</b> |               |   |
| Scale<br>-                | Size<br>A3 | Drawn<br>GM                                     | Revision<br>- |   |

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers' recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.





FRONT ELEVATION



REAR ELEVATION

|                          |      |   |          |   |  |
|--------------------------|------|---|----------|---|--|
| ISSUE:                   |      | DATE:   |          | COMMENT:  |  |
| -                        |      | 09.03.16  |          |   |  |
| Callender <b>Howorth</b> |      | Morelands<br>5-23 Old Street<br>London EC1V 9HL |          | T: 020 7336 8560<br>F: 020 7549 2152<br>W: www.callenderhoworth.com |  |
| Job no.                  |      | Job title                                       |          |   |  |
| 1198                     |      | 4 OVAL ROAD                                     |          |   |  |
| Drawing no.              |      | Drawing title                                   |          |   |  |
| 905                      |      | FRONT AND REAR SITE PHOTOS                      |          |   |  |
| Scale                    | Size | Drawn   | Revision |   |  |
| -                        | A3   | GM  | -        |   |  |

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers' recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.

## **Appendix C – Examples of Recent Glass Rear Extensions to Listed Buildings**





Photomontage of 2015-approved glazed extension to rear of Grade II\* listed Oak House, Richmond, Surrey

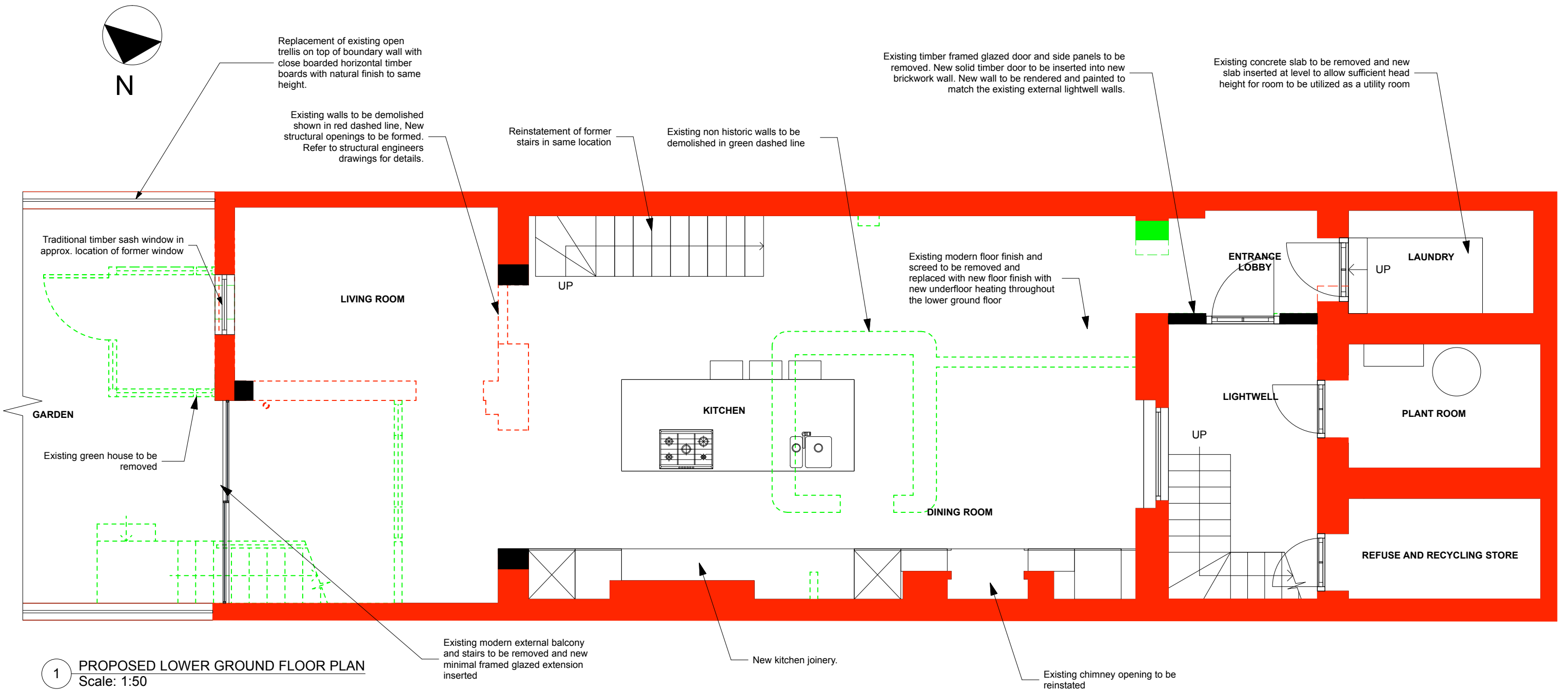




Rear glass extension to 120 Castelnau, Barnes (Grade II listed)

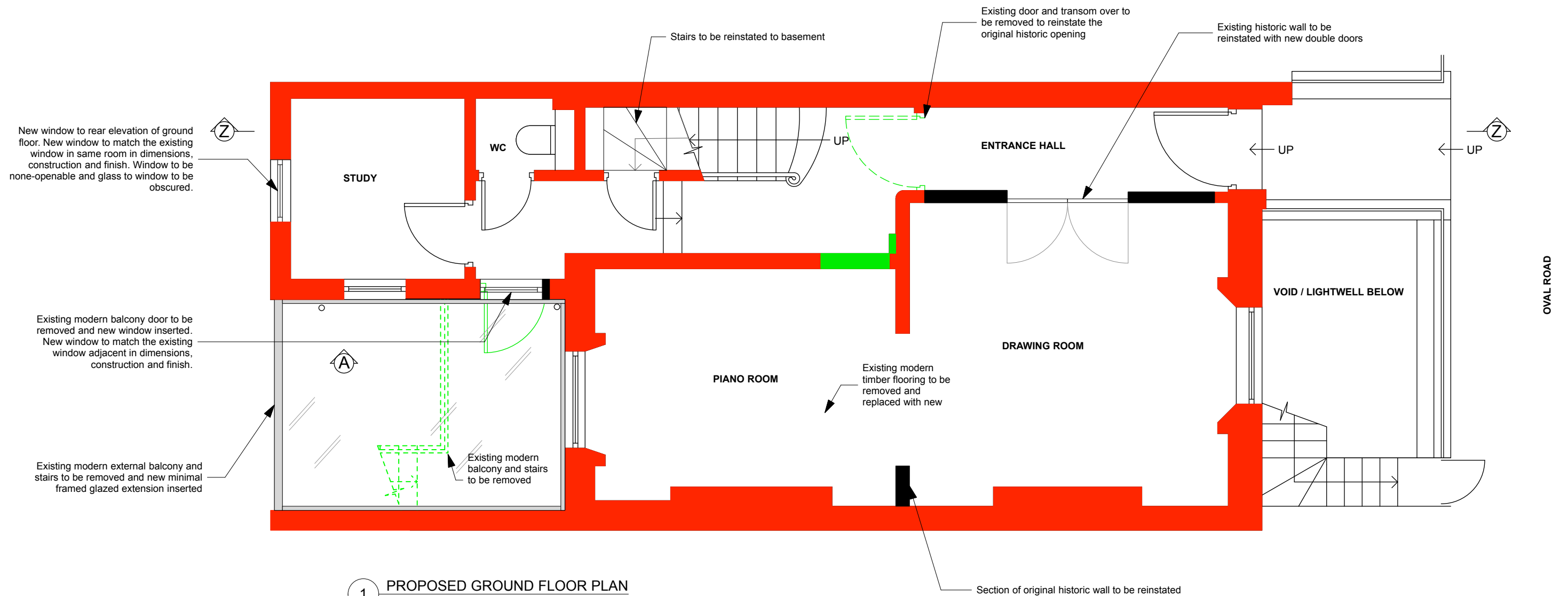
## **Appendix D – Selected Proposed Drawings - CH**





|                  |  |            |   |  |   |
|------------------|--|------------|---|--|---|
| ISSUE:           |  | DATE:      |   | COMMENT:                                     |   |
| -                |  | March 2016 |   | Issue for planning & listed building consent |   |
| CallenderHoworth |  |            | Morelands<br>5-23 Old Street<br>London EC1V 9HL |  | T: 020 7336 8560<br>F: 020 7549 2152<br>W: www.callenderhoworth.com |
| Job no.          |  |            | Job title                                       |  |   |
| 1198             |  |            | 4 OVAL ROAD                                     |  |   |
| Drawing no.      |  |            | Drawing title                                   |  |   |
| 110              |  |            | PROPOSED LOWER GROUND FLOOR PLAN                |  |   |
| Scale            |  | Size       | Drawn   | Revision                                     |   |
| 1:50             |  | A3         | GM  | -  |   |

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



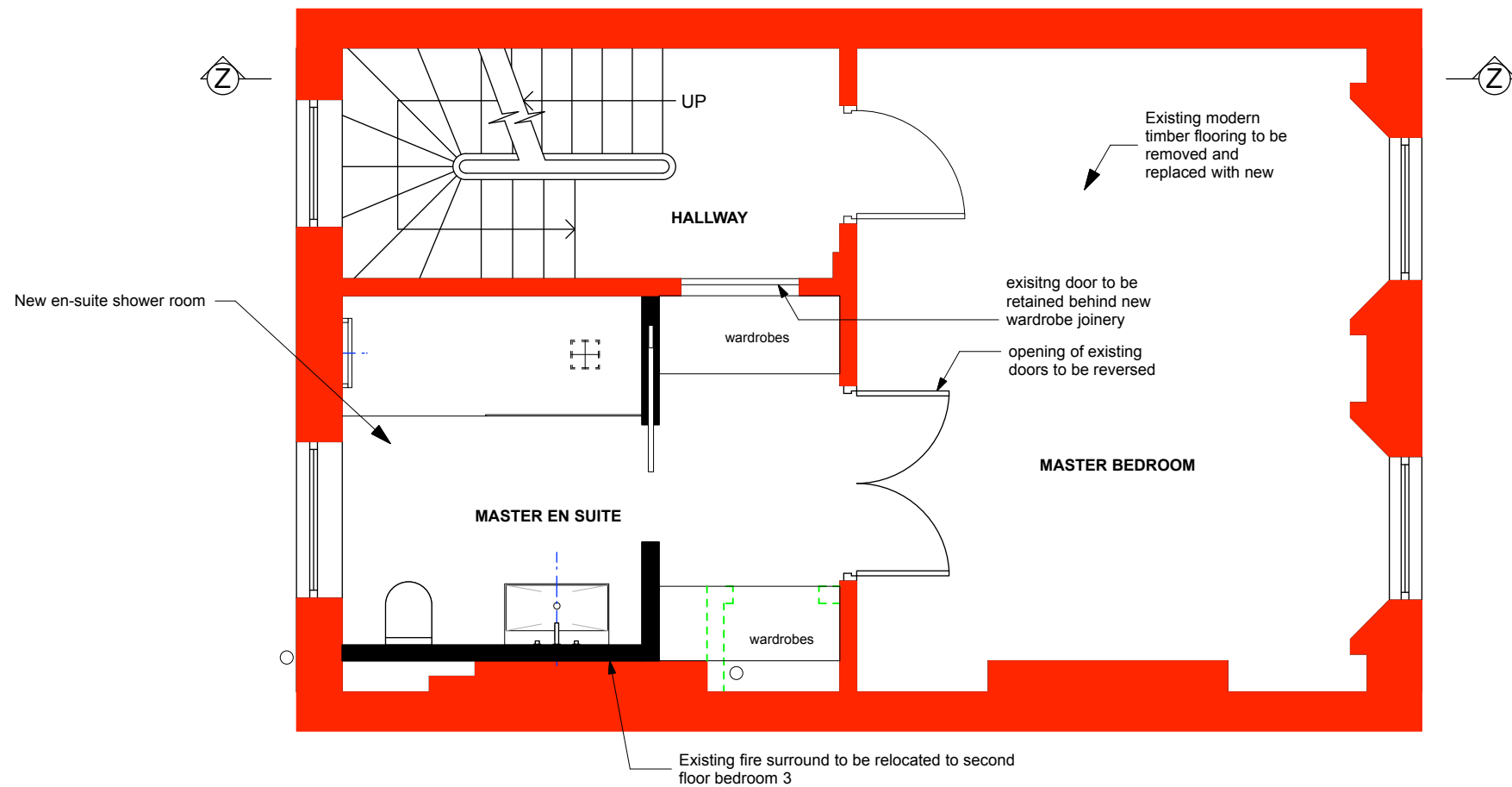
| LEGEND |  |
|--------|--|
|        | Existing Walls   |
|        | Existing Non Historic Walls (Post 1973) to be demolished   |
|        | New walls  |
|        | Existing Originals Historic Wall (c 1835) to be demolished |
|        | Existing Non Historic Walls (Post 1973)                    |



| ISSUE: | DATE:      | COMMENT:                                     |
|--------|------------|--|
| -      | March 2016 | Issue for Planning & Listed building Consent |

|                          |                               |  |          |
|--------------------------|-------------------------------|--|----------|
| Callender <b>Howorth</b> |                               | Morelands<br>5-23 Old Street<br>London EC1V 9HL<br>T: 020 7336 8560<br>F: 020 7549 2152<br>W: www.callenderhoworth.com |          |
| Job no.                  | Job title                     |  |          |
| <b>1198</b>              | 4 OVAL ROAD                   |  |          |
| Drawing no.              | Drawing title                 |  |          |
| <b>101</b>               | PROPOSED GROUND FLOOR<br>PLAN |  |          |
| Scale                    | Size                          | Drawn  | Revision |
| 1:50                     | A3                            | GM   | -        |

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



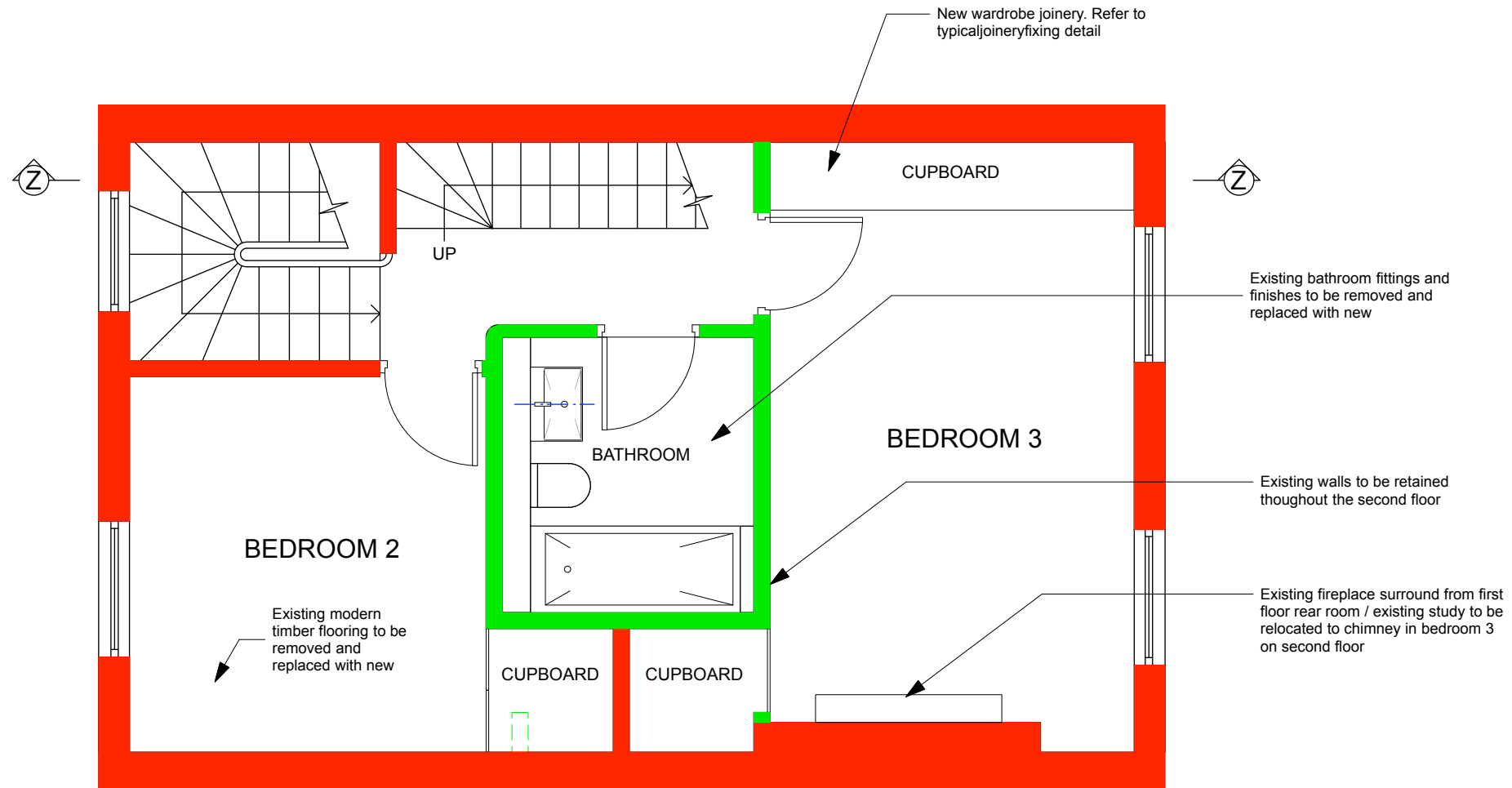
1 PROPOSED FIRST FLOOR PLAN  
Scale: 1:50

LEGEND

- Existing Walls
- Existing Non Historic Walls (Post 1973) to be demolished
- New walls
- Existing Originals Historic Wall (C 1835) to be demolished
- Existing Non Historic Walls (Post 1973)



| ISSUE:  |      | DATE:   | COMMENT:  |
|---|------|---|---|
| -   |      | March16   | Issue for planning & listed building consent                        |
| CallenderHoworth  |      | Morelands<br>5-23 Old Street<br>London EC1V 9HL | T: 020 7336 8560<br>F: 020 7549 2152<br>W: www.callenderhoworth.com |
| Job no.   |      | Job title                                       |   |
| 1198  |      | 4 OVAL ROAD                                     |   |
| Drawing no.   |      | Drawing title                                   |   |
| 112   |      | PROPOSED FIRST FLOOR PLAN                       |   |
| Scale   | Size | Drawn   | Revision  |
| 1:50  | A3   | GM  | -   |
| All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing. |      |   |   |



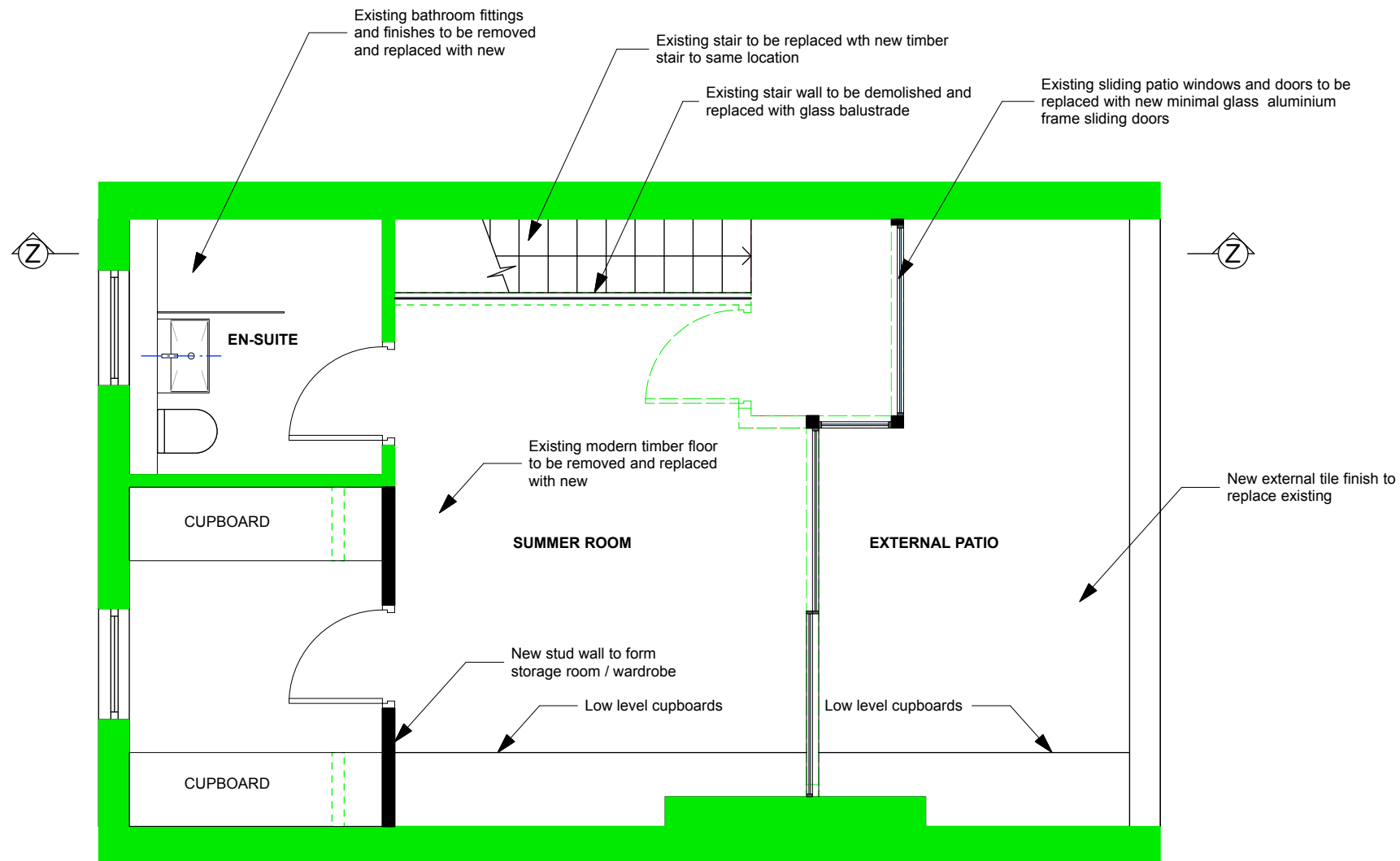
1 PROPOSED SECOND FLOOR PLAN  
Scale: 1:50

| LEGEND |  |
|--------|--|
|        | Existing Walls   |
|        | Existing Non Historic Walls (Post 1973) to be demolished   |
|        | New walls  |
|        | Existing Originals Historic Wall (C 1835) to be demolished |
|        | Existing Non Historic Walls (Post 1973)                    |



| ISSUE:           | DATE:                      | COMMENT:   |
|------------------|----------------------------|--|
| -                | March 16                   | Issue for planning & listed building consent   |
| CallenderHoworth |                            | Morelands<br>5-23 Old Street<br>London EC1V 9HL<br>T: 020 7336 8560<br>F: 020 7549 2152<br>W: www.callenderhoworth.com |
| Job no.          | Job title                  |  |
| 1198             | 4 OVAL ROAD                |  |
| Drawing no.      | Drawing title              |  |
| 113              | PROPOSED SECOND FLOOR PLAN |  |
| Scale            | Size                       | Drawn  |
| 1:50             | A3                         | GM   |
|                  |                            | Revision   |
|                  |                            | -  |

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.

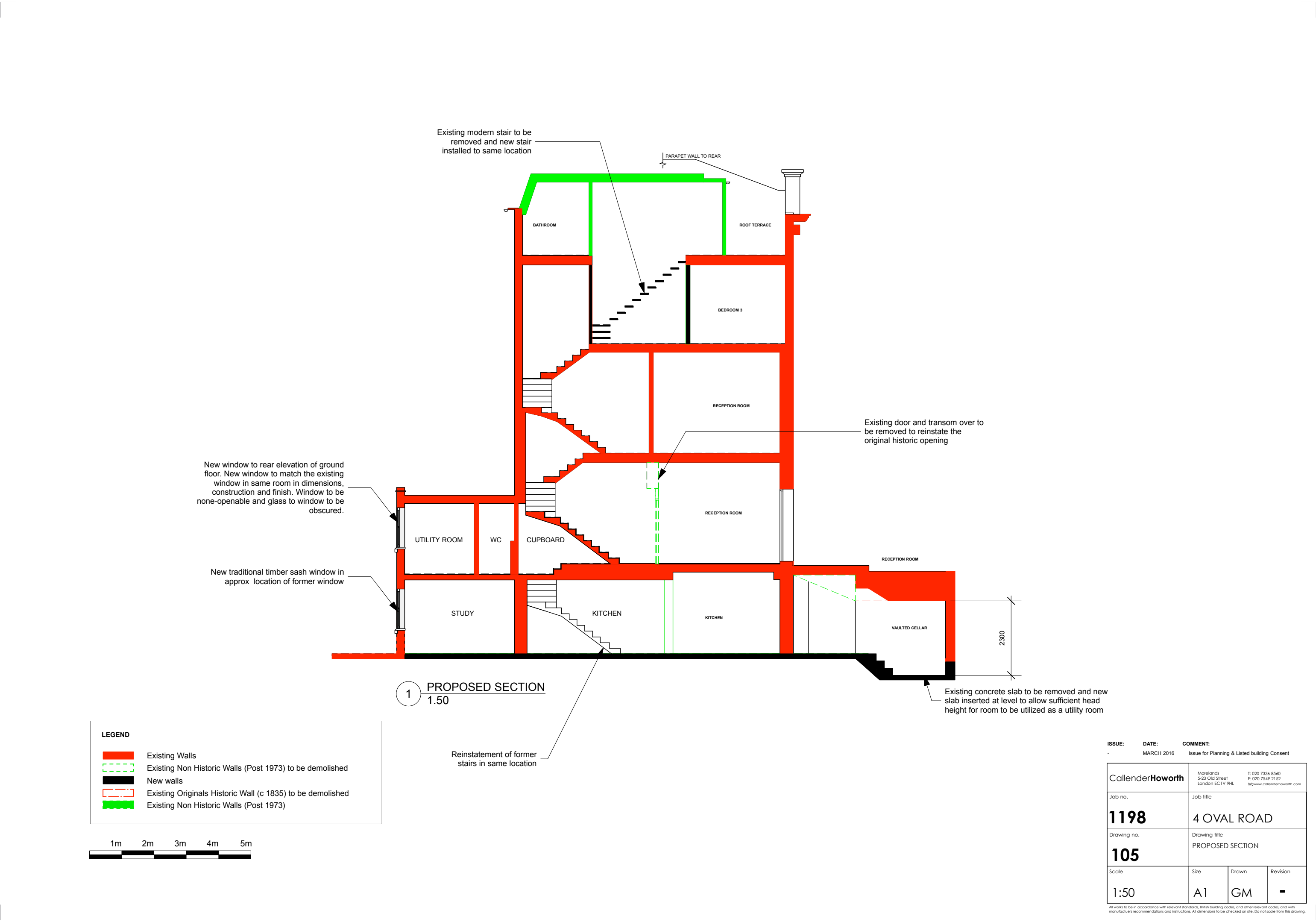


1 PROPOSED THIRD FLOOR PLAN  
Scale: 1:50

| LEGEND |  |
|--------|--|
|        | Existing Walls   |
|        | Existing Non Historic Walls (Post 1973) to be demolished   |
|        | New walls  |
|        | Existing Originals Historic Wall (c 1835) to be demolished |
|        | Existing Non Historic Walls (Post 1973)                    |



|   |          |   |   |
|---|----------|---|---|
| ISSUE:  | DATE:    | COMMENT:  |   |
| -   | March 16 | Issue for planning & listed building consent    |   |
| CallenderHoworth  |          | Morelands<br>5-23 Old Street<br>London EC1V 9HL | T: 020 7336 8560<br>F: 020 7549 2152<br>W: www.callenderhoworth.com |
| Job no.   |          | Job title                                       |   |
| 1198  |          | 4 OVAL ROAD                                     |   |
| Drawing no.   |          | Drawing title                                   |   |
| 114   |          | PROPOSED THIRD FLOOR PLAN                       |   |
| Scale   | Size     | Drawn   | Revision  |
| 1:50  | A3       | GM  | -   |
| All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing. |          |   |   |



Existing modern stair to be removed and new stair installed to same location

PARAPET WALL TO REAR

ROOF TERRACE

BEDROOM 3

RECEPTION ROOM

Existing door and transom over to be removed to reinstate the original historic opening

New window to rear elevation of ground floor. New window to match the existing window in same room in dimensions, construction and finish. Window to be none-openable and glass to window to be obscured.

UTILITY ROOM

WC

CUPBOARD

RECEPTION ROOM

New traditional timber sash window in approx location of former window

STUDY

KITCHEN

KITCHEN

RECEPTION ROOM

VAULTED CELLAR

2300

1 PROPOSED SECTION  
1.50

Reinstatement of former stairs in same location

Existing concrete slab to be removed and new slab inserted at level to allow sufficient head height for room to be utilized as a utility room

|                          |  |            |  |   |  |
|--------------------------|--|------------|--|---|--|
| ISSUE:                   |  | DATE:      |  | COMMENT:  |  |
| -                        |  | MARCH 2016 |  | Issue for Planning & Listed building Consent    |  |
| Callender <b>Howorth</b> |  |            |  | Morelands<br>5-23 Old Street<br>London EC1V 9HL | T: 020 7336 8560<br>F: 020 7549 2152<br>W:www.callenderhoworth.com |
| Job no.                  |  |            |  | Job title                                       |  |
| 1198                     |  |            |  | 4 OVAL ROAD                                     |  |
| Drawing no.              |  |            |  | Drawing title                                   |  |
| 105                      |  |            |  | PROPOSED SECTION                                |  |
| Scale                    |  | Size       |  | Drawn   | Revision   |
| 1:50                     |  | A1         |  | GM  | -  |

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



1 PROPOSED FRONT ELEVATION  
Scale: 1:50



ISSUE: - DATE: March 2016 COMMENT: Issue for Listed Building Consent

|                          |  |   |       |   |  |
|--------------------------|--|---|-------|---|--|
| Callender <b>Howorth</b> |  | Morelands<br>5-23 Old Street<br>London EC1V 9HL |       | T: 020 7336 8540<br>F: 020 7549 2152<br>W: www.callenderhoworth.com |  |
| Job no.                  |  | Job title                                       |       |   |  |
| 1198                     |  | 4 OVAL ROAD                                     |       |   |  |
| Drawing no.              |  | Drawing title                                   |       |   |  |
| 106                      |  | PROPOSED FRONT ELEVATION                        |       |   |  |
| Scale                    |  | Size  | Drawn | Revision  |  |
| 1:50                     |  | A3  | GM    | -   |  |

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



PROPOSED REAR ELEVATION

1 PROPOSED REAR ELEVATION  
Scale: 1:50

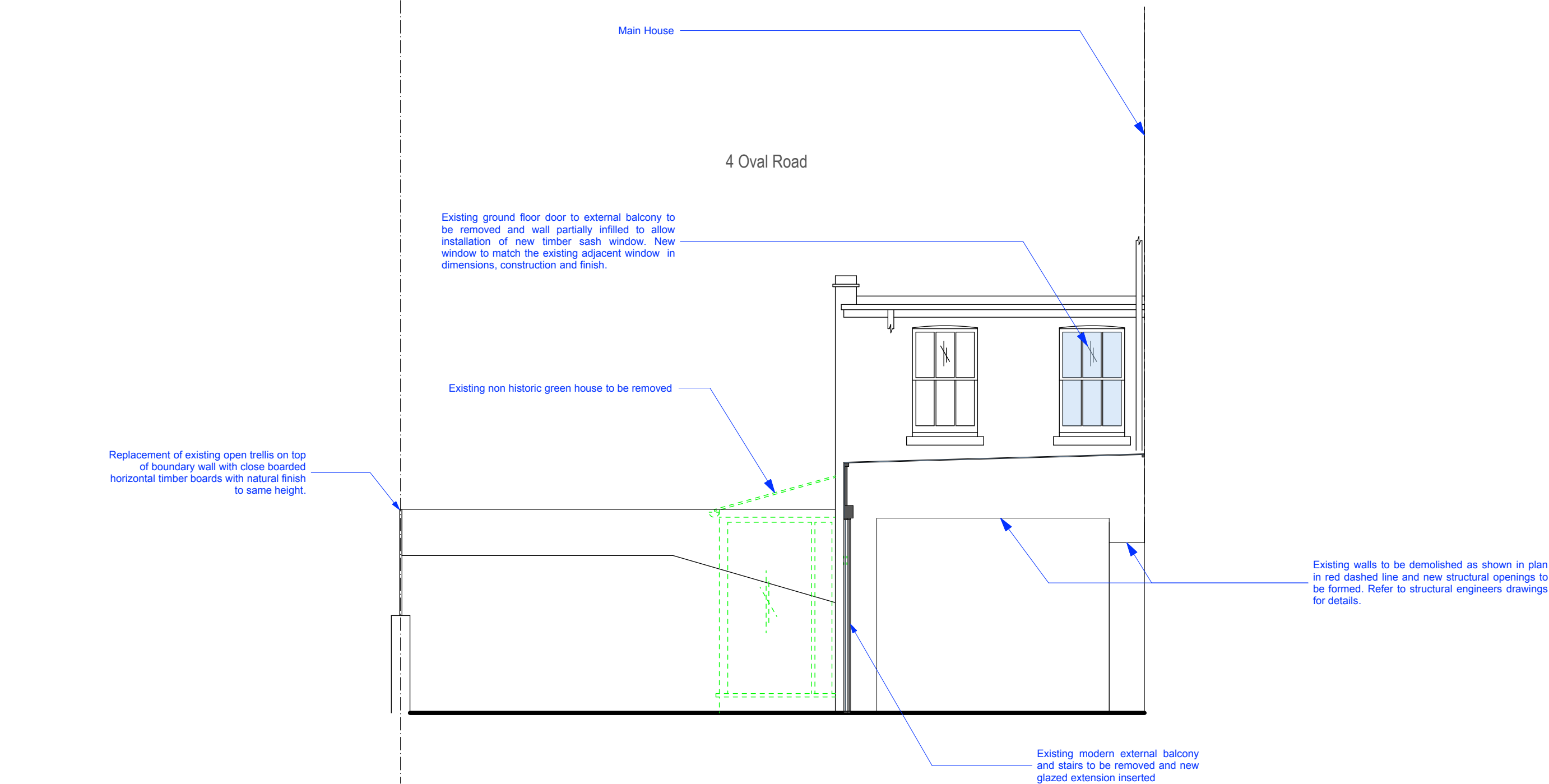


ISSUE: DATE: COMMENT:  
- March 2016 Issue for Listed Building Consent

|                  |  |   |       |   |  |
|------------------|--|---|-------|---|--|
| CallenderHoworth |  | Morelands<br>5-23 Old Street<br>London EC1V 9HL |       | T: 020 7336 8540<br>F: 020 7549 2152<br>W: www.callenderhoworth.com |  |
| Job no.          |  | Job title                                       |       |   |  |
| 1198             |  | 4 OVAL ROAD                                     |       |   |  |
| Drawing no.      |  | Drawing title                                   |       |   |  |
| 107              |  | PROPOSED REAR ELEVATION                         |       |   |  |
| Scale            |  | Size  | Drawn | Revision  |  |
| 1:50             |  | A3  | GM    | -   |  |

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.





1 PROPOSED SIDE ELEVATION  
Scale: 1:50



ISSUE: DATE: COMMENT:  
- March 2016 Issue for Listed Building Consent

|                  |      |  |          |
|------------------|------|--|----------|
| CallenderHoworth |      | Morelands<br>5-23 Old Street<br>London EC1V 9HL<br>T: 020 7336 8560<br>F: 020 7549 2152<br>W: www.callenderhoworth.com |          |
| Job no.          |      | Job title  |          |
| 1198             |      | 4 OVAL ROAD  |          |
| Drawing no.      |      | Drawing title  |          |
| 108              |      | PROPOSED SIDE ELEVATION  |          |
| Scale            | Size | Drawn  | Revision |
| 1:50             | A3   | GM   | -        |

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.